



CLASS E UNIT BENEATH RESIDENTIAL BLOCK IN WHITE CITY
TO LET £20,000 PER ANNUM
87 BLOEMFONTEIN ROAD, LONDON, W12 7DA





- APPROX. 450 SQ. FT. (41.80 SQ. M.) OVER GROUND FLOOR
- 0.6 MILES FROM WHITE CITY STATION (CENTRAL LINE)
- SITUATED WITHIN A LOCAL PARADE BENEATH A RESIDENTIAL BLOCK
- CLASS E - VARIOUS USES CONSIDERED

Location

The property is situated on Bloemfontein Road in White City, West London, within close proximity to the White City regeneration area and major commercial and residential developments including Westfield London and the BBC Television Centre redevelopment. The property benefits from excellent connectivity, with White City, Wood Lane and Shepherds Bush stations nearby, providing access to the Central, Circle, Hammersmith & City and Overground lines. The A40 Westway is also easily accessible, offering direct routes into Central London and the wider motorway network.

Description

The premises was formerly trading as an off licence and benefits from an external shutter (untested), and double access doors. Internally it provides a sales area, together with storage and a WC situated at the rear.

User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

EPC

A The premises has an EPC rating of C (63), and a copy of the certificate is available on request.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £9,000; however interested parties should make their own enquiries.

Local Authority

London Borough of Hammersmith & Fulham.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor	41.8	450
Total	41.8	450

Rent

£20,000 per annum, exclusive of VAT and other outgoings.

Terms

A new internally repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

Management Fee

The lease is to be granted on an internally repairing and insuring basis. In addition, an annual management fee equivalent to 5% of the headline rent will be payable, with the frequency of payments to be confirmed.

Legal

Each party to bear its own legal costs.

VAT

The property has not been elected for VAT.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

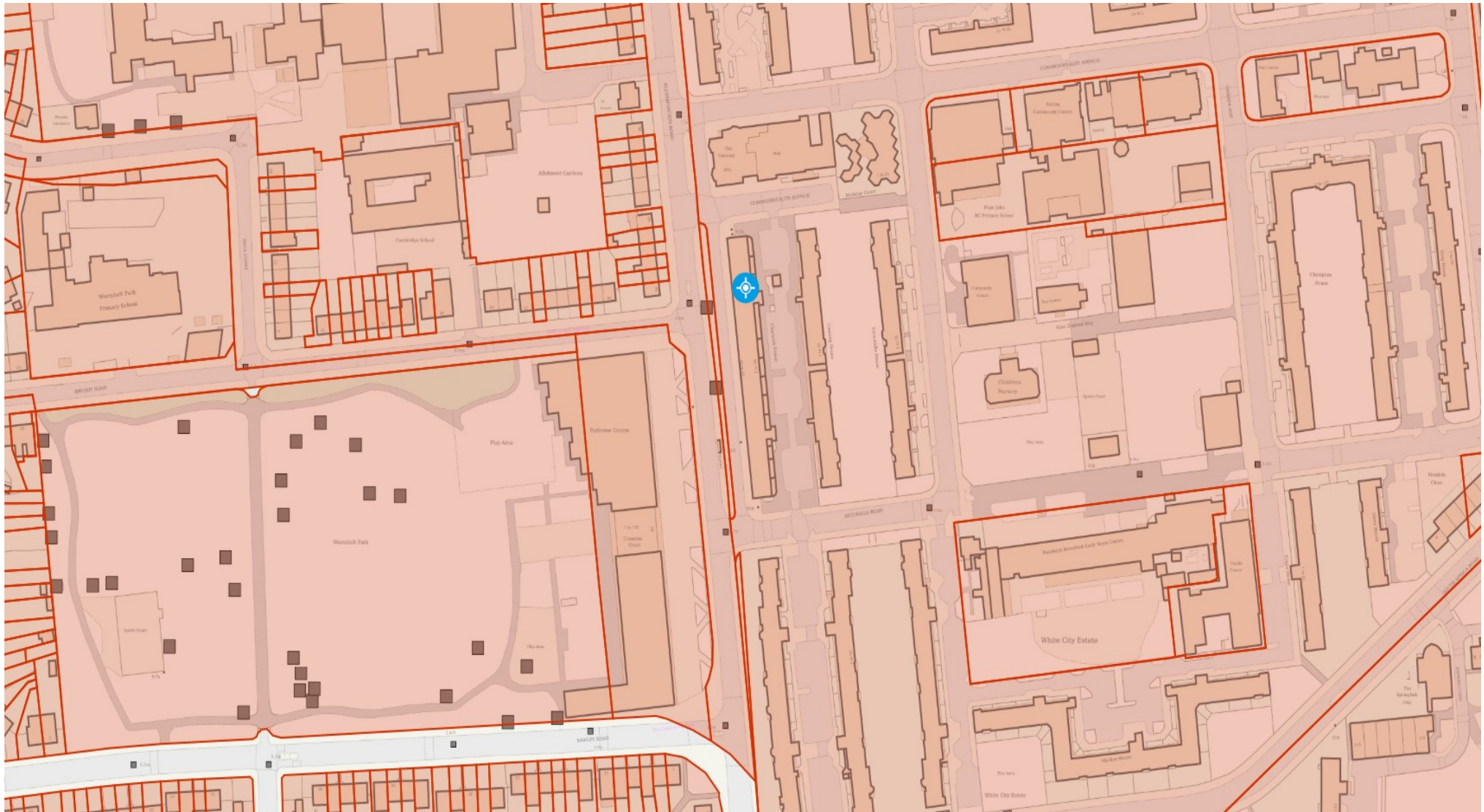
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OS Map - not to scale

Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

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