

## 8 CHARLEVILLE ROAD LONDON W14 9JL



**CLASS E PREMISES WITH EXISTING COMMERCIAL EXTRACTION  
801 SQ. FT. (74.42 SQ M)  
NEW LEASE – NO PREMIUM**

**TO LET**

Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586  
Willmotts Bristol, 13 Orchard Street, Bristol, BS1 5EH & Willmotts Mayfair, 121 Park Lane, London, W1K 7AG

Building Consultancy & Surveying, Commercial Agency, Commercial Management,  
Commercial Investment, Professional Valuations, Residential Lettings, Residential  
Sales, Residential Management, Service Charge & Estate Management

### Location:

The property is located on a local retail parade and affluent residential street in the heart of West Kensington. It is close to its junction with North End Road (B317), a busy through route linking Hammersmith and Fulham Broadway, boosting its visibility from the main high street. It is well-served by major transport routes, including the A4, and is a 2-minute walk (0.1 miles) from West Kensington Underground (District Lines). The Queens Tennis Club is a short walk away; other popular national operators nearby include Best Mangal, Costa Coffee, Tesco, Little Waitrose, and William Hill which increases overall footfall in the area.

### Description:

The subject unit forms part of a mixed-use terraced building and is arranged over ground and basement levels with two-door access from Charleville Road. Previously used as a restaurant, it benefits from male and female customer WCs, a small rear yard for storage purposes and an existing commercial extraction which discharges at the rear. The former kitchen is positioned in the basement and is fitted to a gas supply.

### Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	395 sq. ft. / 36.70 sq. m
Basement	406 sq. ft. / 37.72 sq. m
<b>Total</b>	<b>801 sq. ft. / 74.42 sq. m</b>

### User:

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

### Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of, £11,750; however, interested parties should make their own enquiries of the rates payable.

### EPC:

The property has an EPC rating of C (70). A copy of the EPC is available upon request.

### Legal Fees:

Each party to bear its own legal costs.

### VAT:

Not applicable.

### Terms:

A new effective full repairing and insuring lease, for a term to be agreed, subject to upward-only rent reviews every 5<sup>th</sup> year.

### Rent:

**£28,000** per annum, exclusive of other outgoings.

### Anti-Money Laundering:

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

### Contacts:

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Internal Photos:



