

## 5 CHARLEVILLE ROAD LONDON W14 9JL



**SHOP UNIT (CLASS E) AVAILABLE ON A NEW LEASE  
APPROX. 372 SQ. FT. (34.53 SQ. M.) – NO PREMIUM  
0.1 MILES FROM WEST KENSINGTON STATION**

**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. The premises are 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, mid-terraced building with access fronting onto Charleville Road. It is arranged over ground floor and benefits from a fully glazed frontage, an open plan sales area to the front, a kitchenette, and customer WCs to the rear. Services include a gas supply, electricity, and water.

**Accommodation Schedule:**

Floor	Net Internal Floor Area
Ground	372 sq. ft. / 34.53 sq. m.
<b>Total</b>	<b>372 sq. ft. / 34.53 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, £15,750;

however, interested parties should make their own enquiries of the rates payable.

**EPC:**

The property has an EPC rating of C (52). 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:**

**£20,000** 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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