



CLASS E UNIT IN LOCAL AFFLUENT PARADE NEAR OLYMPIA
TO LET £25,000 PER ANNUM
46 BLYTHE ROAD, WEST KENSINGTON, W14 0HA

 **Willmotts**
The Complete Property Service
020 8748 6644

- VARIOUS USES CONSIDERED
- WELL-LIT INTERNALLY
- REAR GARDEN
- GROUND AND BASEMENT
- APPROX. 656 SQ. FT. (60.96 SQ. M.)

Location

The premises are located on the north side of Blythe Road, close to its junction with Hazlitt Road near the affluent Hammersmith residential neighbourhood of Brook Green. The locality is predominantly residential, however the premises form part of a small commercial parade which continues east towards Beaconsfield Terrace Road. It is situated opposite Blythe House, an impressive early 1900s listed building used to house museum artefacts. The premises are also 140 yards west of the iconic Olympia London which is undergoing an extensive £1.3bn redevelopment to provide a new cultural and work destination. Public transport links are excellent, with Kensington Olympia (Overground, District and Southern Train Lines) being 0.3 miles east of the premises. Hammersmith Broadway is 0.7 miles southwest, offering District, Piccadilly, Hammersmith & City and Circle Line services throughout London, as well as regular bus services.

Description

The premises comprise a lock-up shop which is currently trading as an eyelash salon. The main sales area is on ground floor with additional treatment rooms, a kitchenette and WC in the basement. The unit's frontage is fully glazed with a single entrance door fronting onto Blythe Road, and there is plenty of natural light internally due to a large rear window. The central heating is powered by gas-fired radiators, and there is an AC system on the ground floor. There is a small garden at the lower ground floor rear, accessed via basement level.

User

We believe the premises fall under Class E use of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Interested parties should confirm this with the local authority.

EPC

An EPC has been commissioned and will be available shortly.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M.	Sq Ft.
Ground Floor	30.94	333
Basement	30.02	323
Total	60.96	656
Rear Garden	13.56	146

Terms

£25,000 per annum, exclusive of VAT and other outgoings. A new effectively full repairing and insuring lease for a term to be agreed and subject to upward only rent reviews.

Service Charge

TBA

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of 8,400.00; however interested parties should make their own enquiries.

Local Authority

London Borough of Hammersmith & Fulham.

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.

Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
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4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

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Viewing

By appointment only via landlord's sole agent: Willmotts Chartered Surveyors.

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