



CLASS E UNIT AVAILABLE ON A NEW LEASE
TO LET £25,000 PER ANNUM
73 BLOEMFONTEIN ROAD, LONDON, W12 7DA

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

- Former Pharmacy to let in White City
- Class E use, various uses considered
- 0.2 miles from Queens Park Rangers Football Stadium
- New lease available, no premium sought

Location

The premises forms part of a mixed-use parade which provides a variety of operators, both local and high street operators. The building occupies a prominent corner position within the Bloemfontein Road at its junction of Australia Road. The property is located opposite the new development Cranston Court, which provides excellent local housing, retail and healthcare operators. QPR football club/Stadium is a short walk away as well as numerous transport links including White City and Wood Lane Underground Stations and a variety of bus connections.

Description

The premises comprise a ground floor former pharmacy which benefits from front retail area, rear WC and storage areas, additionally the unit has electrical heating and hot water system in place.

User

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

EPC

A new Energy performance certificate has been commissioned. A copy of the EPC will be available upon request.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £12,000; 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	60.38	650
Total	60.38	650

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, subject to upward only rent reviews.

Service Charge

There is no service charge, and repairs are currently dealt with on an ad hoc basis. The landlord reserves the right to implement a service charge.

Legal

Each party to bear its own legal costs.

VAT

The property has not been elected for VAT.

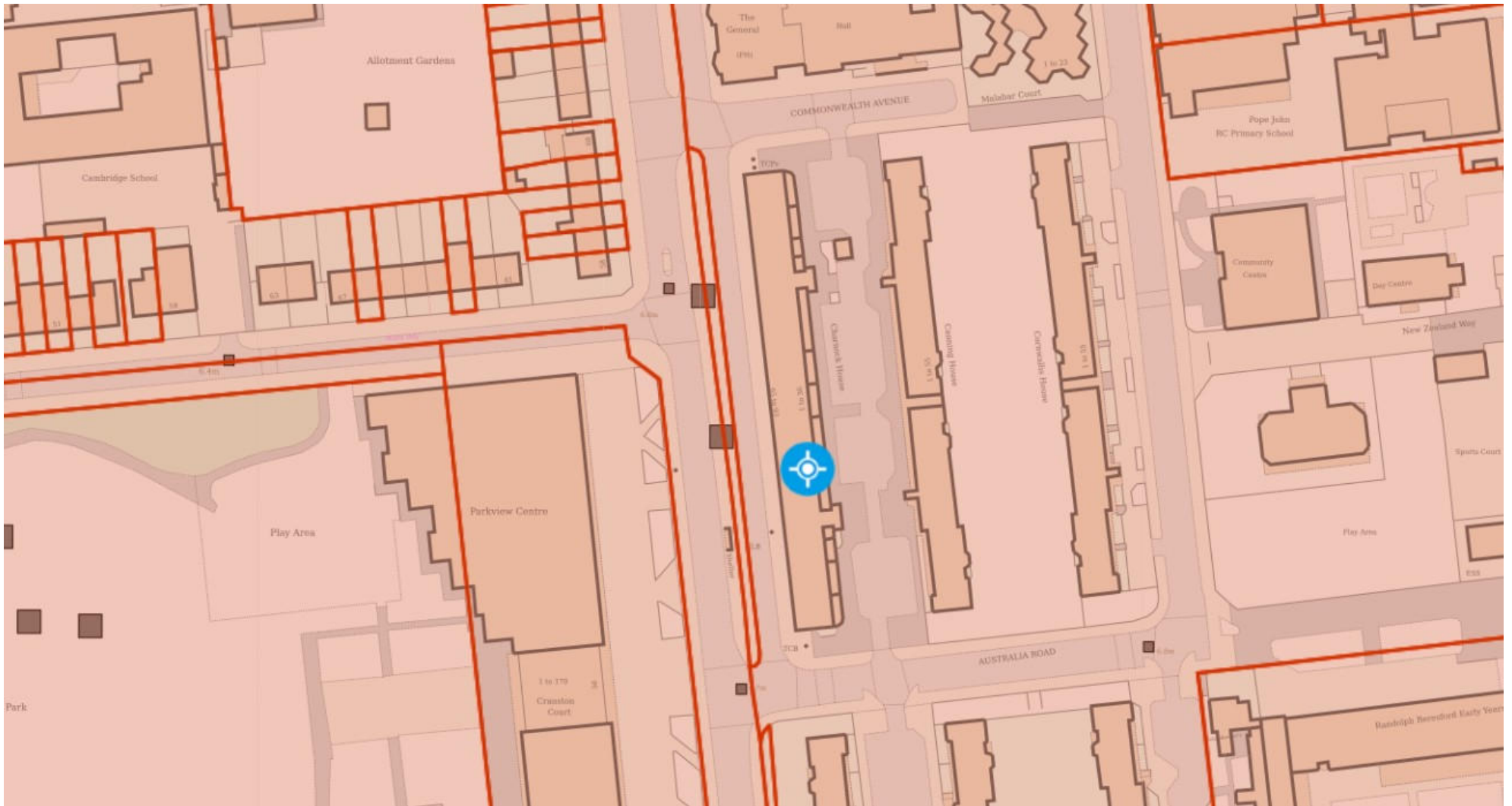
AML

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

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Viewing

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

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