



CLASS E, FORMER BAKERY AVAILABLE ON A NEW LEASE  
TO LET £30,000 PER ANNUM  
91 BLOEMFONTEIN ROAD, LONDON, W12 7DA

- GROUND FLOOR APPROX. 580 SQ.FT (53.88SQ.M.)
- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- 0.2 MILES FROM QUEENS PARK RANGERS FOOTBALL STADIUM
- FORMER BAKERY TO LET IN WHITE CITY

### Location

The subject property is part of a mixed-use building which occupies a mixture of operators. The property is opposite the new development Cranston Court which provides numerous amounts of social housing and both retail and healthcare units. QPR football club/Stadium is a short walk away, the property benefits from good transport links White City and Wood Lane Underground Stations being a short walk away and numerous busses pass outside the property.

### Description

The premises comprise a ground floor former Bakery with existing extraction in place with 3 phase electricity. The property benefits from sitting area for customers in the front of house and kitchen and storage to the rear of the along with a WC.

### User

We believe the premises fall under Class E use of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however interested parties should confirm this with the Local Authority.

### EPC

The property has an Energy Performance Certificate rating of B(47). 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 £11,250 however, interested parties should make their own enquiries into the rates payable.

### Local Authority

London Borough of Hammersmith & Fulham.

### Accommodation Schedule

The property offers the following (NIA) approximate dimensions.

Floor	Sq. M.	Sq. Ft.
First Floor	53.88	580
<b>Total</b>	<b>53.88</b>	<b>580</b>

### Rent

£30,000 per annum, exclusive of VAT and other outgoings.

### Terms

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

### Service Charge

To be confirmed.

### VAT

The property has not been elected for VAT purposes.

### Legal

Each party to bear its own legal costs.

### 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.

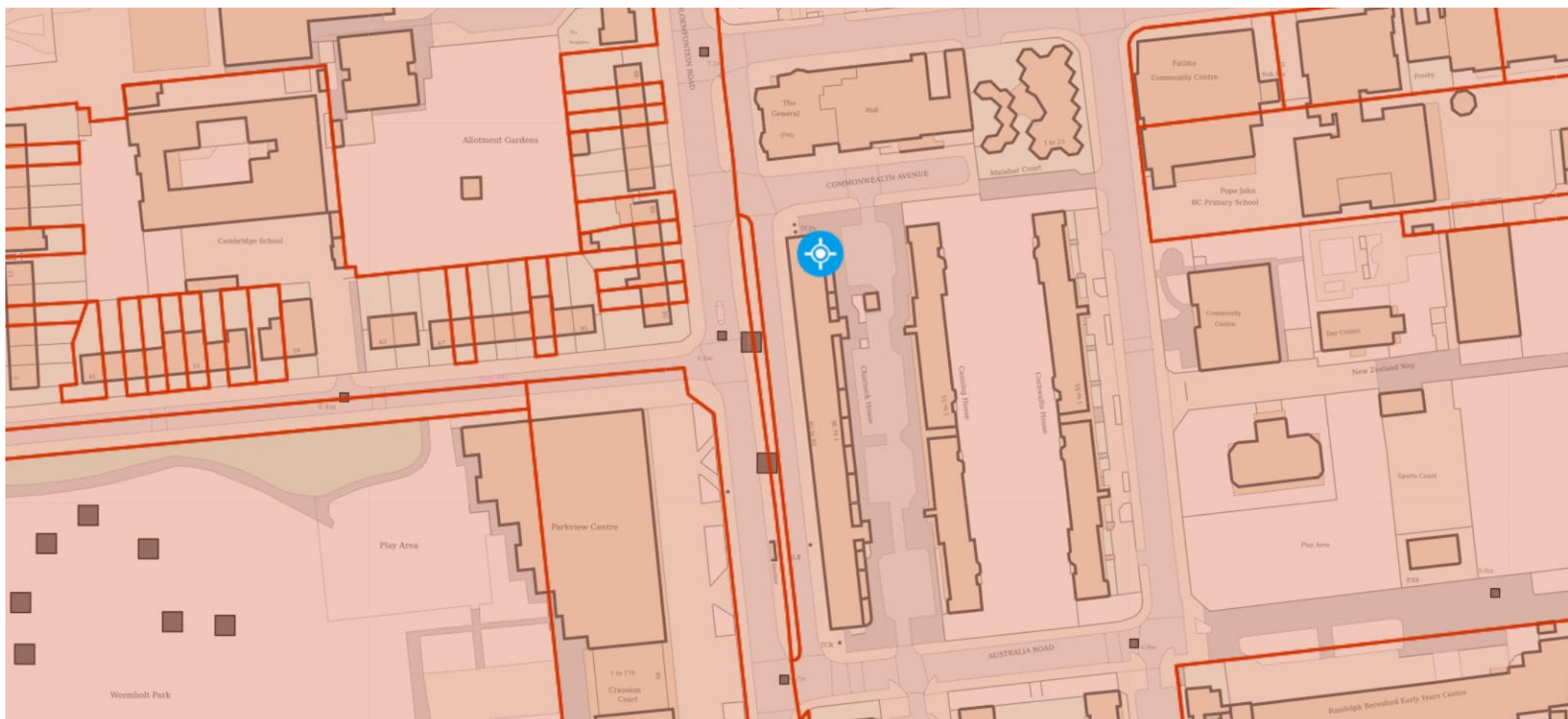
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### Viewing

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

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