



CLASS E, FORMER CAFE AVAILABLE ON A NEW LEASE
TO LET £26,750 PER ANNUM
65 BLOEMFONTEIN ROAD, LONDON, W12 7DA

- Former Café 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 national brands. 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 being a short walk away and a variety of buses.

Description

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

User

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

EPC

The property has an Energy Performance Certificate rating of B(43). 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 £14,250; however interested parties should make their own enquiries inot the rates payable.

Local Authority

London Borough of Hammersmith & Fulham.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor	65.3	705
Total	65.3	705

Terms

£26,750 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.

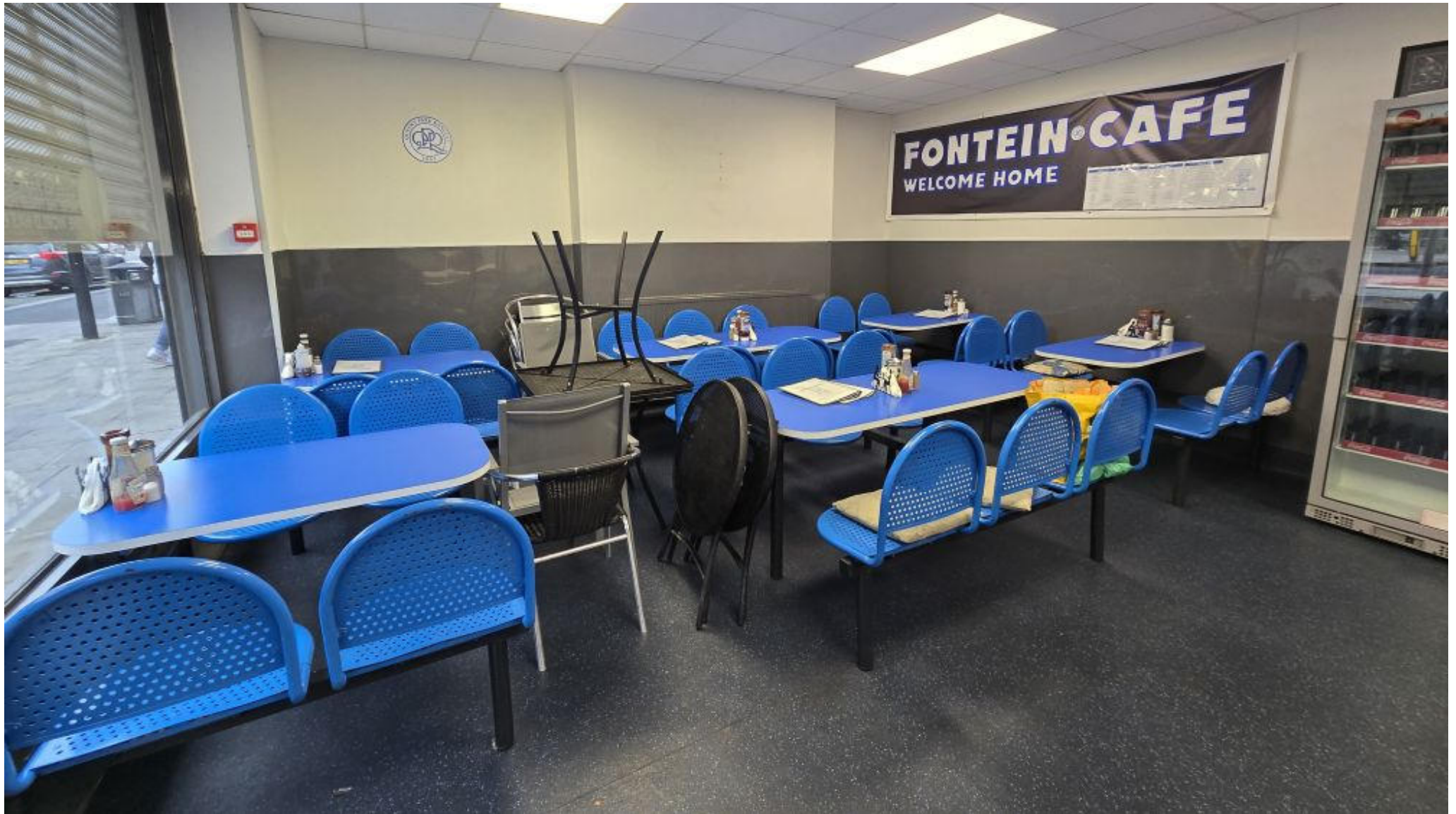
AML

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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