



CLASS E UNIT AVAILABLE IN BROOK GREEN  
**TO LET £25,000 PER ANNUM**  
62 BLYTHE ROAD, LONDON, W14 0HB

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

- VARIOUS USES CONSIDERED
- AFFLUENT RESIDENTIAL CATCHMENT
- GROUND FLOOR SHOP
- APPROX. 853 SQ. FT. (79.24 SQ. M.)

#### Location

The premises are located on the north side of Blythe Road, close to its junction with Ceylon Road near the affluent Hammersmith residential neighbourhood of Brook Green. The locality is predominantly residential, however the premises form part of a local commercial parade. The premises are 0.3 miles 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 0.6 miles southwest, offering District, Piccadilly, Hammersmith & City and Circle Line services throughout London, as well as regular bus services.

#### Description

The premises comprise a ground floor lock-up shop with several rooms and a WC at the rear. The unit's frontage is fully glazed with a single entrance door fronting onto Blythe Road.

#### User

We believe the premises fall under Class E of The Town and 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 C(75). 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 £16,000.00; 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.
Ground	79.24	853
<b>Total</b>	<b>79.24</b>	<b>853</b>

#### 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

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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3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
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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