



46 Blythe Road

Brooke Green, London, W14 0HA

Delightful retail unit a moment from Kensington Olympia.

760 sq ft
(70.61 sq m)

- Vast retail floorspace over two levels.
- Prominent Street Frontage.
- Notable scope for reconfiguration.
- Lovely rear private patio.
- Period Kensington Building.
- Available Immediately.

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Summary

Available Size	760 sq ft
Rent	£22,500 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

A fantastic opportunity to acquire one of the most prominent retail pitches along Blythe Road on the junction with Hazlitt Road. The immediate vicinity is a delightful mix between period Kensington residential property and the truly landmark Olympia development which is scheduled to partially open within the next 12 months. The subject property has most recently operated as a beauty salon.

The property is in need of a light decorative upgrade which lends to the suitability of this unit for a variety of occupiers, no matter the specifics of their industry of operation. To the rear there is a delightful patio providing a calm space for the Spring & Summer months.

Location

The location is well served by nearby transport links including Olympia (Overground, District & National Rail) West Kensington (Circle & District Lines) and Barons Court (Circle & District Lines), In addition to this, there are numerous bus routes to all corners of London that are readily available and offer a regular service. Amenities are in abundance the arterial Hammersmith Road within a five minute walk and Brook Green a similar distance. These areas offer everything required for successful day-to-day operation with hardware stores, coffee shops, local supermarkets, delivery points and well equipped green spaces for quiet enjoyment.

Terms

Price: £22,500 per annum exclusive.

Rateable Value: £9,600.

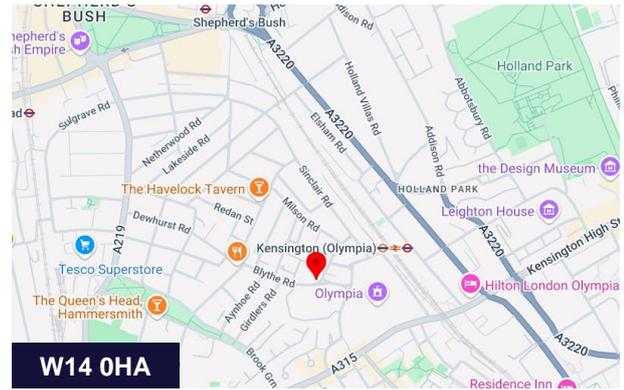
Rates Payable: c.£4,790. Please confirm this with the local authority (London Borough of Islington).

EPC: D (77)

Possession: Full vacant possession immediately upon completion of legal formalities.

Lease Terms: Flexible.

Legal Costs: Each party is to bear their own legal costs.



Viewing & Further Information



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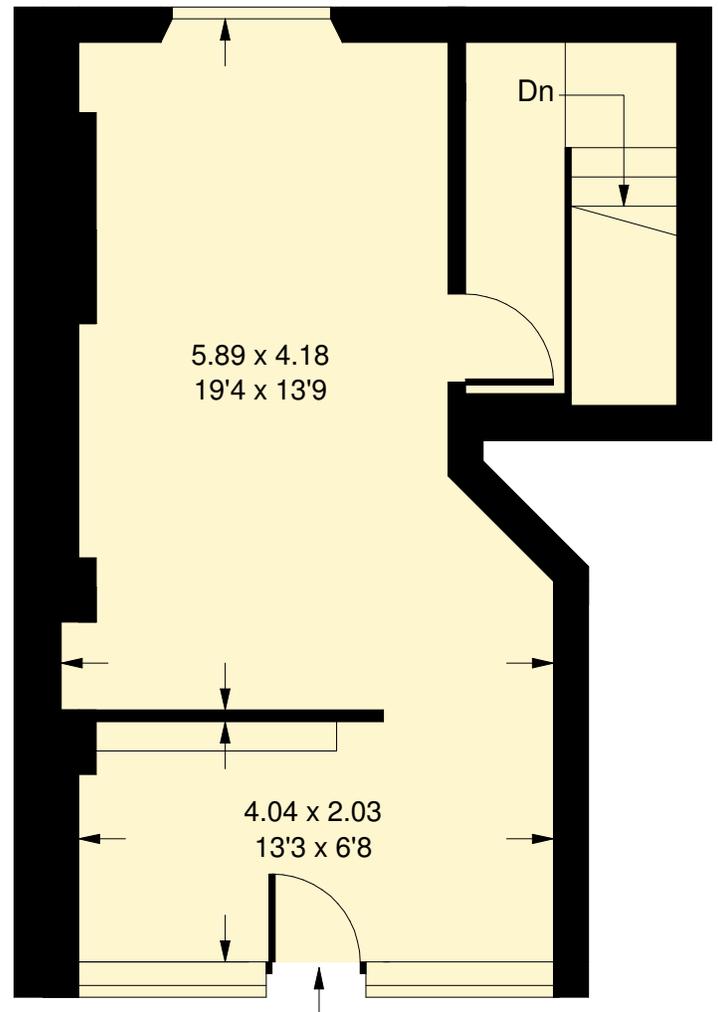
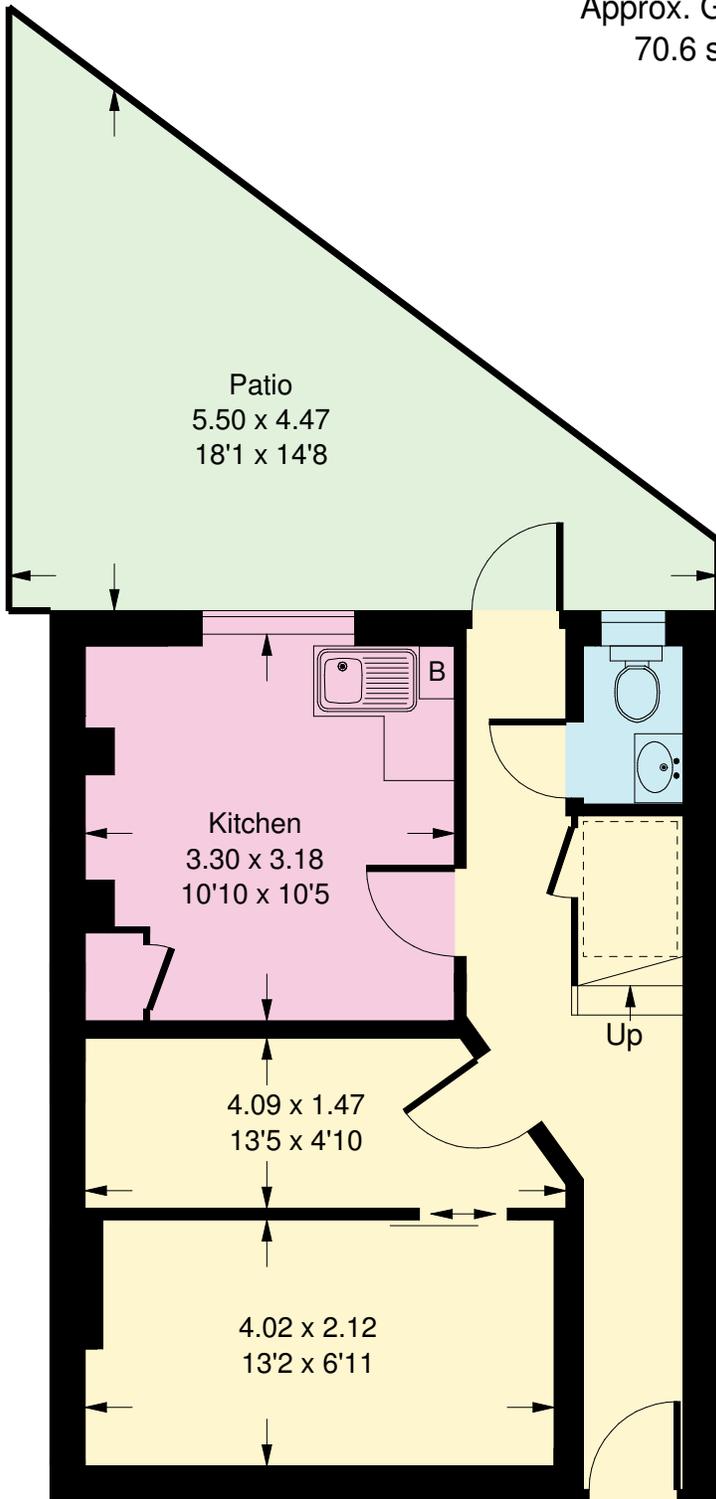
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Blythe Road, W14

Approx. Gross Internal Area
70.6 sq m / 760 sq ft



 = Reduced headroom
below 1.5 m / 5'0



Lower Ground Floor

Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.