

413B FULHAM PALACE ROAD LONDON SW6 6SX



LONG LEASEHOLD PREMISES FOR SALE
652 SQ FT (60.57 SQ. M.)
WILL BE SOLD SUBJECT TO EXISTING LEASE

OFFERS IN THE REGION OF £325,000

Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586
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Building Consultancy & Surveying, Commercial Agency, Commercial Management,
Commercial Investment, Professional Valuations, Residential Lettings, Residential
Sales, Residential Management, Service Charge & Estate Management

Location:

The subject property occupies a strong position on Fulham Palace Road, adjacent to its junction with Colehill Gardens. It faces Bishops Park which is a popular recreational space in the affluent borough of Hammersmith & Fulham. The area benefits from good footfall, originating from both Fulham and neighbouring Putney which is a 13-minute walk over the river. The premises are well linked to greater London via Putney Bridge Underground (0.5 miles) and Bus links nearby include the 220 to Wandsworth and the 218 towards Hammersmith.

Description:

The subject property comprises a mid-terrace mixed use building arranged over ground and basement floors and is currently let to beautician, trading as The Beauty Clinic Fulham. The premises was subject to a full renovation in 2019 and benefits from a modern customer waiting area, WC, and a treatment room to the rear of the ground floor. The basement is well presented with three further treatment rooms and has been fully protected with a delta membrane tanking system. The upper parts form a mansion block of flats which have not been inspected.

Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	297 sq. ft. – 27.59 sq. m
Basement	355 sq. ft. – 32.97 sq. m.
Total	652 sq. ft. – 60.57 sq. m.
ITZA	295 units

User:

We believe the commercial unit benefits from Class E use of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Rateable Value:

We are advised by the VOA that the property has a Rateable Value of £9,000; however, interested parties should make their own enquiries on the rates payable.

EPC:

The property has EPC rating of B (45). A copy of the EPC is available upon request.

Legal Fees:

Each party to bear own legal costs.

VAT:

May be applicable at the prevailing rate.

Tenure:

Our clients wish to dispose a long leasehold interest of their commercial investment for term of 250 years with peppercorn ground rent.

Tenancies:

We understand that the commercial unit is currently let on a full repairing and insuring lease for term of 15 years subject to 5 yearly rent reviews at passing rent of £20,750 per annum exclusive. The current lease will expire on the 26th February 2034.

Price:

Offers in the region of **£325,000** (Three Hundred and Twenty-Five Thousand Pounds) are sought for the leasehold interest.

Anti-Money Laundering:

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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Internal treatment rooms:

