

91 MOORE PARK ROAD LONDON SW6 2DA



**CLASS E PREMISES NEAR FULHAM BROADWAY
356 SQ. FT. (33.07 SQ M)
NEW LEASE – NO PREMIUM**

TO LET

Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586
Willmotts Bristol, 13 Orchard Street, Bristol, BS1 5EH & Willmotts Mayfair, 121 Park Lane, London, W1K 7AG

Location:

The premises are located on Moore Park Road close to its junction with Harwood Road which is a busy residential through road linking New Kings Road (A308) with Fulham Road (A304). Nearby operators include the Tommy Tucker, a renowned gastropub in the borough, and Marsh & Parsons. The property is just a 2-minute walk (0.1 miles) south of Fulham Broadway Underground (District Line), linking it to Victoria and the City of London.

Description:

The property comprises a mid-terrace mixed-use building; the commercial parts are arranged over ground floor only. The unit benefits from existing WCs and a covered external rear yard.

Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	356 sq. ft. – 33.07 sq. m.
Total	356 sq. ft. – 33.07 sq. m.
Rear Yard	192 sq. ft. – 17.83 sq. m.

User:

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

Rateable Value:

The premises rating is being reassessed and will be shared once this is completed.

EPC:

The property has an EPC rating of C (74). A copy of the EPC is available upon request.

Legal Fees:

Each party to bear its own legal costs.

VAT:

May be applicable at the prevailing rate.

Terms:

A new effective full repairing and insuring lease, for a term to be agreed, subject to upward-only rent reviews every 5th year.

Rent:

£14,000 per annum, exclusive of other outgoings.

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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