



CLASS E UNIT TO LET IN FULHAM

**TO LET £21,000 PER ANNUM**

446 SULLIVAN COURT, PETERBOROUGH ROAD, SW6 3BX

 **Willmotts**

The Complete Property Service

020 8748 6644

- CLASS E UNIT TO LET BENEATH A 1960s RESIDENTIAL ESTATE
- AFFLUENT AREA IN FULHAM
- NEW LEASE WITH NO PREMIUM

### Location

The property is located on Peterborough Road in an affluent area of central Fulham which links the New Kings Road (A308) with Wandsworth Bridge. It is situated beneath the large 1960s Sullivan Court residential estate which provides a large catchment of local residents. It is within 0.1 miles of South Park to the east, and Hurlingham Park to the west, and the immediate area is popular with various schools and fitness centres.

Public transport links are good with Parsons Green Underground (District Lines) being 0.4 miles north of the property, and Putney Bridge (District Lines) being 0.8 miles. Various bus services including the 220 towards Wandsworth/Putney Bridge are a short walk away.

### Description

The unit is arranged over ground and basement levels with a rear access for deliveries and emergency escape. The basement is spacious, suitable for ancillary storage, and provides existing WC facilities. We believe the unit benefits from three phase electricity.

### 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 D(94). A copy of the EPC is available upon request.

### Accommodation Schedule

Floor	Sq Ft	Sq M
Ground	550	51.10
Basement	610	56.67
Total	1,160	107.77

### Terms

Rent of £21,000 per annum, exclusive of other outgoings. A new effective full repairing lease for a term to be agreed, subject to 5th yearly upward-only rent reviews.

### Service Charge

To be confirmed.

### Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £11,000; however, interested parties should make their own enquiries as to the rates payable.

### Legal

A small contribution towards the landlord's legal costs will be required.

### VAT

The property is not elected for VAT.

### AML

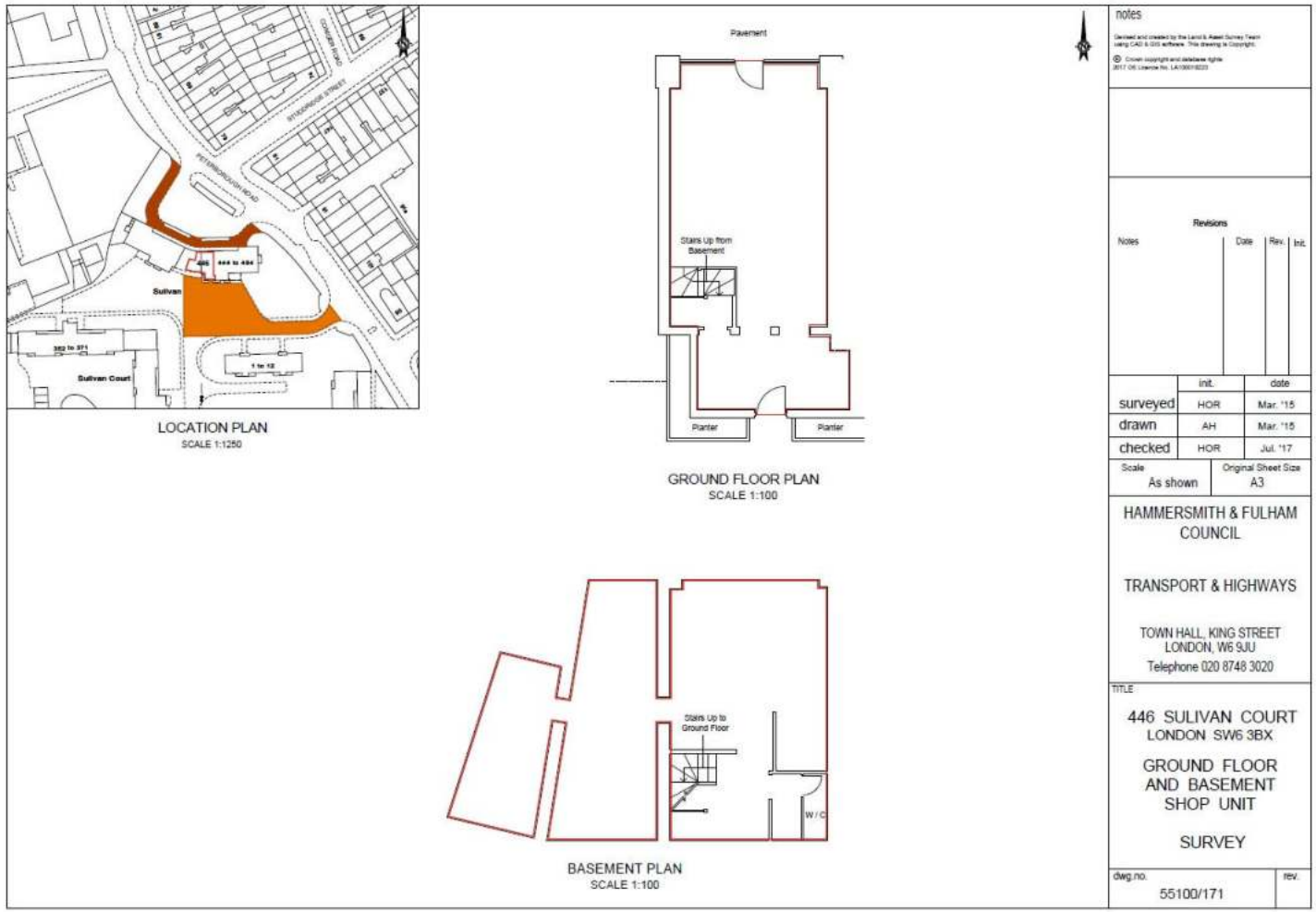
In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenant so that an online verification process can be undertaken.

#### 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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Viewing  
 By appointment only via landlord's sole agent: Willmotts Chartered Surveyors.

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