



DOUBLE FRONTED CLASS E UNIT IN AFFLUENT CATCHMENT
TO LET £150,000 PER ANNUM
306-306A FULHAM ROAD LONDON SW10 9ER

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

- DOUBLE FRONTED CLASS E PREMISES
- Approx. 4138 Sq Ft (384.43 Sq M)
- AFFLUENT CATCHMENTS
- ARRANGED OVER GROUND AND BASEMENT
- VARIETY OF USE CLASS (STPP)
- SHELL CONDITION

Location

A traditionally constructed terraced building located close to the junction of Finborough Road (A3220) in the heart of Kensington and Chelsea. West Brompton and Fulham Broadway Underground Stations are all within walking distance from the property. The property is in close proximity of an array of retailers, including Chelsea Dental Clinic, Roche Bobois, Catchpole Rye & Salisbury to name a few.

Description

The property is arranged over five floors and comprises an end-of-terrace building with retail space at basement and ground level, and newly refurbished residential accommodation above.

User

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

EPC

Energy performance certificate will be provided after separation works have been finalised. A copy of the EPC will be available upon request.

Rateable Value

We are advised that the properties Rateable Value shall be re-assessed after works are completed, however interested parties should make their own enquiries.

Local Authority

The Royal Borough of Kensington & Chelsea

Accommodation Schedule

The property offers the following (GIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor	217.21	2338
Lower Ground Floor	140.00	1507
Basement Vaults	26.94	290
		3
Total (GIA)	384.43	4138
Frontage	12.50	41.01 Ft

Terms

A new effective full repairing and insuring lease, for a term to be agreed, subject to upward-only rent reviews shall be available.

Rent

£150,000 per annum, exclusive of other outgoings.

Service Charge

The landlords reserves the right to implement a service for the whole building and the commercial unit shall pay a reasonable proportion.

Legal

Each party to bear its own legal costs.

VAT

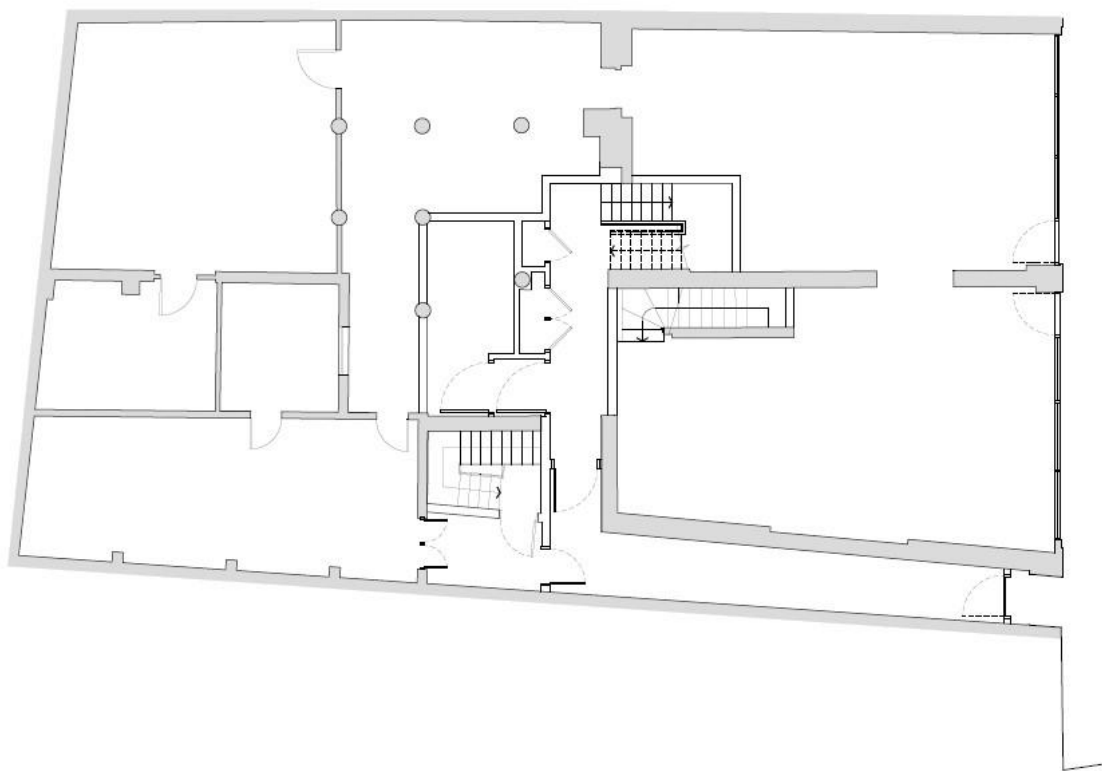
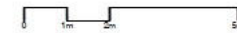
The property has not been elected for VAT?

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.
2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
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.



drawing title:
Proposed Ground Floor Plan

drawing title:
306-306a, Fulham Road, London SW10 9ER

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scale:
1:100 @ A3

date:
20/05/2024

project no.
19047

drawing no.
SK034

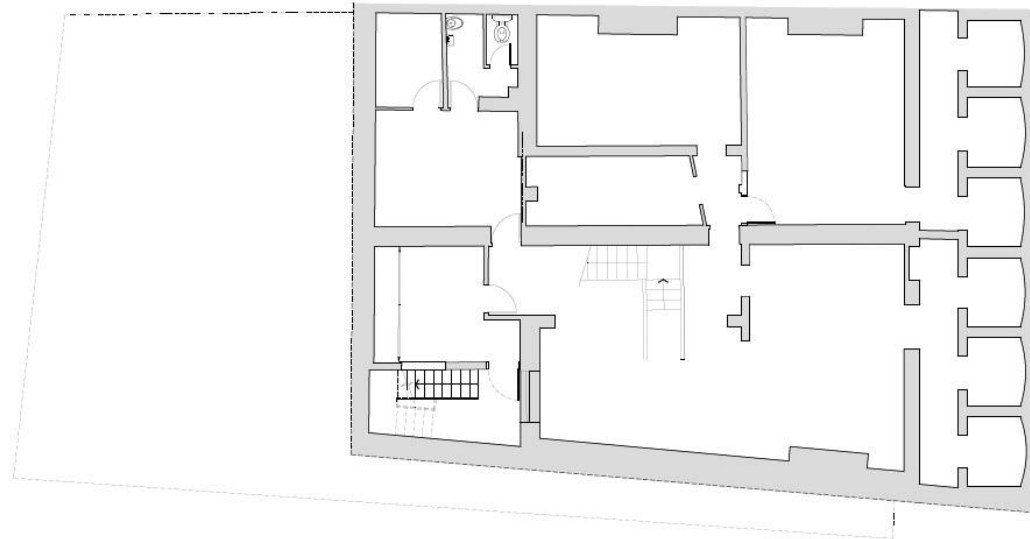
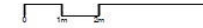


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drawing title:
Proposed Basement Floor Plan
drawing title:
306-306a, Fulham Road, London SW10 9ER
scale:
1:100 @ A3
date:
20/05/2024
project no:
19047

drawing no:
SK033



Viewing

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

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