



STUNNING MIXED USE UNBROKEN BLOCK
OFFERS IN EXCESS OF £3,850,000
298-300 MUNSTER ROAD FULHAM SW6 6BH



The Complete Property Service

020 8748 6644

- 4 STUNNING RESIDENTIAL UNITS
- GROUND FLOOR COMMERCIAL PREMISES - LET
- ERV **£202,496** PA WHEN FULLY LET
- UNIQUE MAISONETTE WITH 2 CAR SPACES
- MUNSTER VILLAGE LOCATION

Location

Munster Road is also located within walking distance of the Hammersmith Riverfront. With historic & waterside pubs such as the The Dove, The Old Ship and the most recent Blue Boat. Famous venues such as the Riverside Studios and the upmarket restaurants. Brasserie Blanc by celebrity chef Raymond Blanc and Michelin listed Sam's Brasserie and River Café. There is also the world famous Hammersmith Apollo. The wonderful Bishops Park and the Thames Path is very close by which is great for walking, running and cycling. Munster Road is situated between the A304 Fulham Road and the A3218 Lillie road running parallel with the A219 Fulham Palace Road. The immediate area is a mixed-use commercial and residential location. The property is situated close to the junction with Chaldon Road. Fulham Broadway is 0.8 miles to the east of Fulham Broadway underground station (District Line). Parsons Green Underground Station (District Line) is 0.8 miles to the south. The A4/M4 is accessed via the A219 Fulham Palace Road and is approximately 1 mile north along with Hammersmith Broadway Station (Piccadilly) and District Lines) which provide direct access to Heathrow Airport.

Description

The property is arranged over ground and 2 upper floors and is constructed of traditional brick elevations under a pitched roof with flat roof sections. The ground floor comprises a self contained Auction showroom and the remainder of the building provides 4 unique apartments. To the rear of the ground floor there is an amazing 3 bedroom split level maisonette extending over 2200 sq ft and having its own external spaces. This warehouse style apartment has its own access of Chaldon Rd and 2 car park spaces.

User

We believe the premises fall under Class E and C3 use of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020

Accommodation Schedule

The property offers the following (NIA) approximate dimensions

Floor	Sq.M.	Sq.Ft.
Ground Floor Commercial	170.00	1,830
Flat 1	55.09	593
Flat 2	134.99	1,453
Flat 4	207.92	2,238
Total:	634.51	6,830



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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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.


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Viewing

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

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<https://www.willmotts.com/commercial-agents FV900JAN24>

Tenancies

Commercial unit is let to Charles Miller Limited for term expiring on 18th September 2028 with tenant only break at 19th September 2026. Current passing rent £42,500 pa. The landlord holds a rental deposit of 3 months (£10,625). Charles Miller Ltd is the United Kingdom's only specialist auction house dedicated to the sale of marine, maritime, nautical and scientific antiques. <https://www.charlesmillerltd.com/>

Flat 1 Let on AST	£28,152 pa	ERV	£33,000 pa
Flat 2 Vacant		ERV	£42,000 pa
Flat 3 Vacant		ERV	£33,000 pa
Flat 4 Vacant		ERV	£51,996 pa

ERV **£202,496 PA WHEN FULLY LET**

Tenure

Freehold and part leasehold for a term of 999 year from 1st January 2000 at a peppercorn rent.

Terms

Offers are invited in excess of £3,850,000 subject to the existing tenancies. A purchase at this level will provide a NIY of 7.55% for the commercial element whilst placing the residential at a realistic £664.00 per Sq Ft. when comparing to the local market which is approximately £943 per sq ft.

EPC

The Energy performance certificate have the following ratings:

Commercial Unit D(82), Flat 1 D (60), Flat 2 D (63), Flat 3 D (55) & Flat 4 D (55). A copy of the EPC's is available upon request.

VAT

May be applicable at the prevailing rate.

Legal

Each party to bear its own legal costs.

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.



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