



CLASS E SHOP AVAILABLE ON A NEW LEASE
TO LET £37,500 PER ANNUM
632 KINGS ROAD LONDON SW6 2DU





- POPULAR STREET IN FULHAM WITH AFFLUENT RESIDENTIAL CATCHMENT
- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- FORECOURT INCLUDED
- APPROX. 709 SQ. FT. OVER GROUND FLOOR
- CLASS E, VARIOUS USES CONSIDERED

Location

The premises are located on the northern side of Kings Road (A308) in Fulham, midway between its junction with Britannia Road and Maxwell Road. The property is situated within a mid-terrace position and forms part of a small local parade of shops. Notable nearby operators include Tesco Express, Esso, Drummonds and Harley Davidson Motorcycles.

Transport links are good, with the 11 and 22 bus stops being located within 90 yards of the property which link it to Waterloo/Putney and Oxford Circus/Walham Green. Fulham Broadway Station (District Line) is within 0.3 miles, and Imperial Wharf Station (Overground and Southern Railway Lines) is within 0.6 miles

Description

The property inspected is a self-contained lock up shop which offers ground and raised ground floor accommodation. It benefits from a glazed frontage with a single access door from the roadside, and an external forecourt. There is an enclosed central courtyard at the side elevation, an internal office space and WC. There is electricity and water to the unit but no gas.

User

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

EPC

A new Energy Performance Certificate has been commissioned and will be available shortly.

Local Authority

London Borough of Hammersmith & Fulham.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location		Sq M	Sq Ft.
Ground		65.87	709
Total		65.87	709
Courtyard		7.12	77
Forecourt		14.62	157

Rent

£37,500 per annum, exclusive of VAT and other outgoings.

Terms

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

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £26,500.00; however interested parties should make their own enquiries.

Service Charge

TBC

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

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Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

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