



CLASS E UNIT/S IN AFFLUENT CATCHMENT  
**TO LET FROM £60,000-£150,000 PER ANNUM**  
306-306A FULHAM ROAD LONDON SW10 9ER

- DOUBLE FRONTED CLASS E PREMISES
- OVERALL Approx. 4,461 Sq Ft (414.44 Sq M)
- AFFLUENT CATCHMENTS
- ARRANGED OVER GROUND AND BASEMENT
- VARIETY OF USE CLASS (STPP)
- MAY SPILT UNIT

### 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

### Legal

Each party to bear its own legal costs.

### Accommodation Schedule

The property offers the following (GIA) approximate dimensions:

Location	Right Hand Unit		Left Hand Unit		Overall Unit	
	Sq.Ft	Sq.M	Sq.Ft	Sq.M	Sq.Ft	Sq.M
Ground Floor	1,944.00	180.60	720.00	66.89	2,664.00	247.49
Basement	-	-	1,507.00	140.00	1,507.00	140.00
Basement Vaults	-	-	290.00	26.94	290.00	26.94
<b>Total</b>	<b>1,944.00</b>	<b>180.60</b>	<b>2,517.00</b>	<b>233.84</b>	<b>4,461.00</b>	<b>414.44</b>

### 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

Right Hand Unit £ 90,000 per annum

Left Hand Unit £ 60,000 per annum

Overall unit £150,000 per annum, exclusive of all 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.

### VAT

The property has not been elected for VAT

### AML

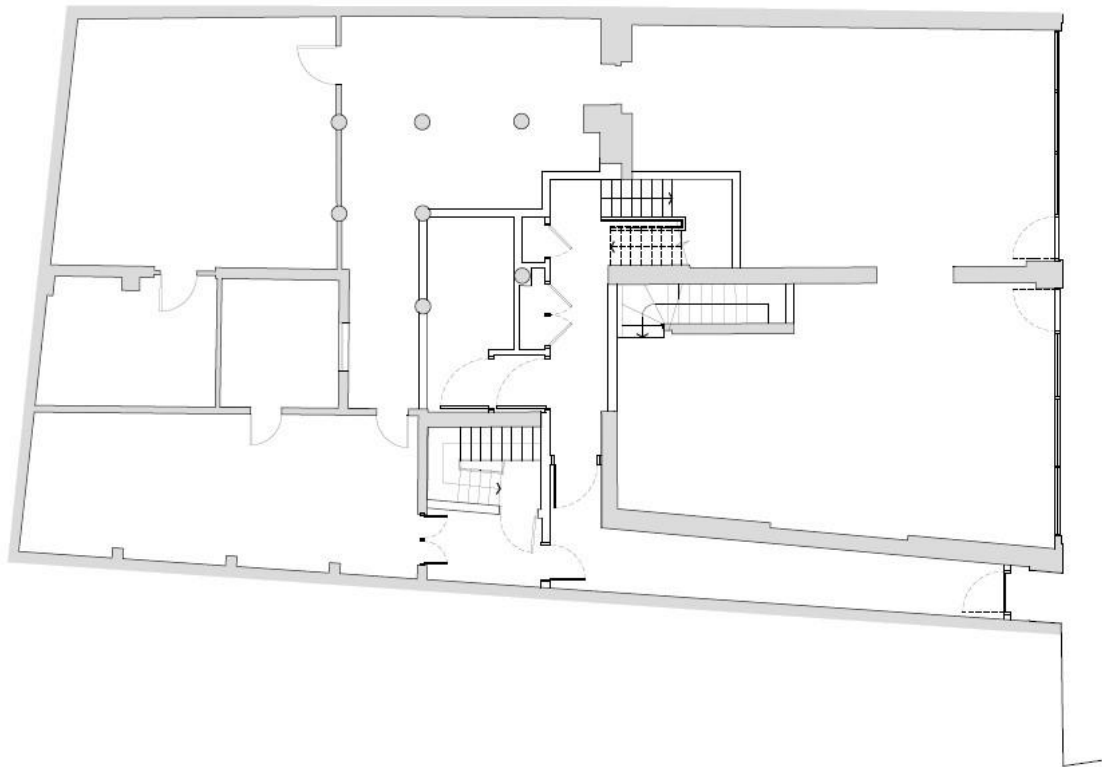
In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

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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**



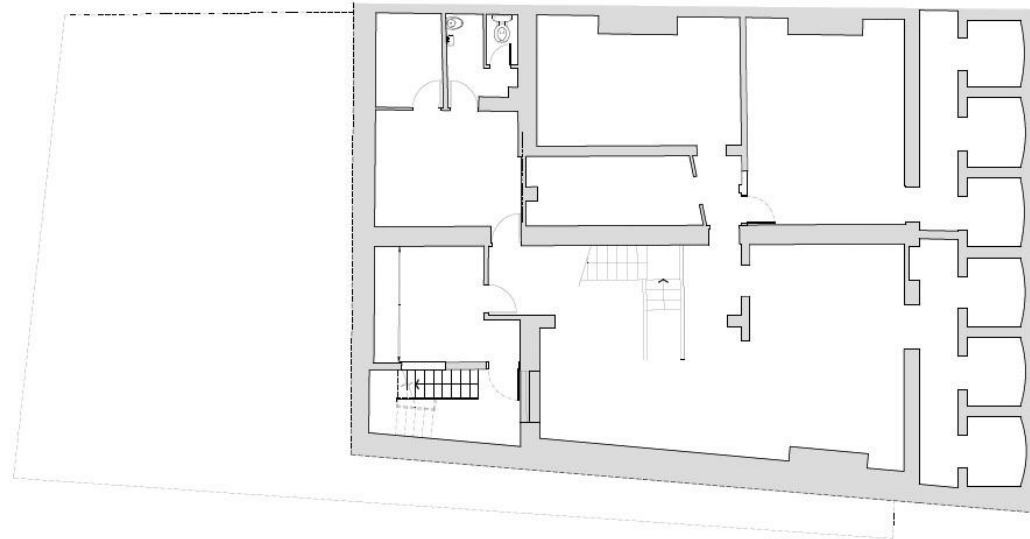
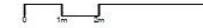
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drawing title:  
Proposed Basement Floor Plan  
drawing file:  
306-306a, Fulham Road, London SW10 9ER  
scale:  
1:100 @ A3  
date:  
20/05/2024  
project no:  
19047

drawing no:  
**SK033**



### Viewing

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

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