



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
- CLASS E, VARIOUS USES CONSIDERED
- FORECOURT INCLUDED
- APPROX. 709 SQ. FT. OVER GROUND FLOOR
- NEW LEASE AVAILABLE, NO PREMIUM

### 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

Energy performance certificate has been commissioned and a copy of the EPC will be available upon request.

### Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground	65.87	709
Courtyard	7.12	77
Forecourt	14.62	157
<b>Total</b>	<b>87.61</b>	<b>943</b>

### Terms

£37,500 per annum, exclusive of VAT and other outgoings. A new effective full repairing and insuring lease, for a term to be agreed, subject to 5 yearly upwardly only 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.

### Local Authority

London Borough of Hammersmith and Fulham.

### Service Charge

TBA

### Legal

Each party to bear its own legal costs.

### VAT

The property has not been elected for VAT.

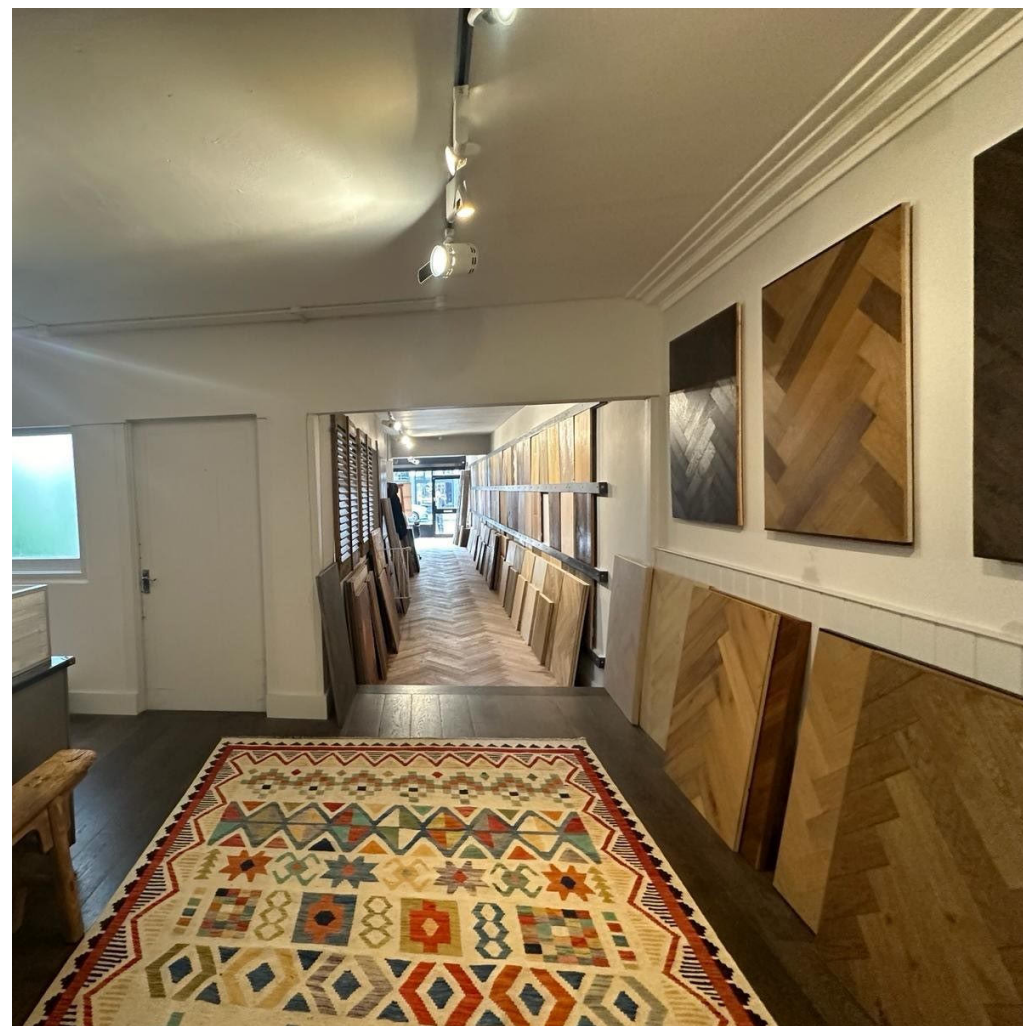
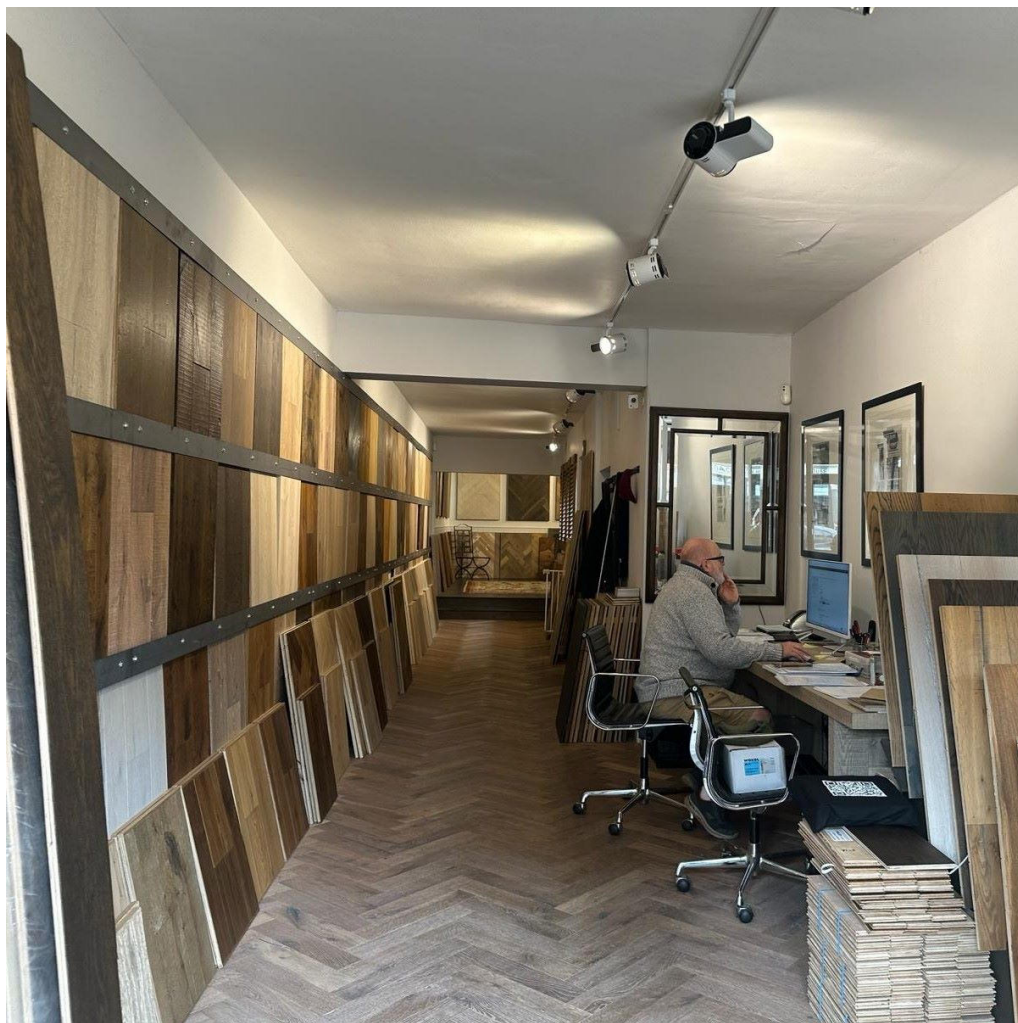
### AML

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.
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### Viewing

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

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