

**128 MOORE PARK ROAD  
LONDON  
SW6 2DA  
(WALHAM GREEN COURT)**



**CLASS E RETAIL UNIT – NEW LEASE AVAILABLE  
APPROX. 746 SQ. FT. OVER GROUND FLOOR AND BASEMENT**

**TO LET – NO PREMIUM**

**Location:**

The premises is part of a mixed-use building which occupies a mixture of operators, and the building occupies a prominent corner position with Cedarne Road which provides easy access to Fulham Broadway. The property is well served by transport links with Fulham Broadway Overground Station (District Line) being 2-minute walk via a short cut into Waterford Road. Additionally, numerous bus routes run from Fulham Broadway.

[Location Map \(Please Click\)](#)

[Street View \(Please Click\)](#)

**Description:**

The subject property provides retail space over ground and basement floors with WC and emergency escape facilities from the basement level.

**Accommodation Schedule:**

Floor	Net Internal Floor Area
Ground	540 sq. ft. - 50.16 sq. m.
Basement	206 sq. ft. - 19.13 sq. ft.
<b>Total</b>	<b>746 sq. ft. - 69.30 sq. m.</b>
ITZA	471 Units

**EPC:**

The property has EPC rating of C (73). A copy of the EPC is available upon request.

**User:**

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

**Rateable Value:**

We are advised by the VOA website that the commercial parts have a Rateable Value of £18,000; however, interested parties should make their own enquiries of the rates payable.

**Parking:**

Parking is also available at extra cost of £29.50 per week per bay, secured facility with fob access. The car parking will be documented by way of licence and will be kept separate from the commercial lease.

**Legal Fees:**

Each party to bear its own legal costs.

**VAT:**

Not applicable.

**Terms:**

A new effective full repairing and insuring lease, for a term of 10 years contracted outside the security of tenure of the L&T Act 1954 part II as amended. The lease will be subject to upwardly only rent review at the end of the 5<sup>th</sup> year of the term.

**Rent:**

**£25,750 per annum** exclusive of other outgoings

**Contacts:**

Huseyin Zafer- D: 020 8222 9901  
 M: 07918 482210  
 E: [h.zafer@willmotts.com](mailto:h.zafer@willmotts.com)

Emily Bradshaw- D: 020 8222 9947  
 M: 07920 769395  
 E: [e.bradshaw@willmotts.com](mailto:e.bradshaw@willmotts.com)

Varol Zafer- D: 020 8222 9946  
 M: 07900 224967  
 E: [v.zafer@willmotts.com](mailto:v.zafer@willmotts.com)

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