



WHITE BOX FINISH CLASS E UNIT IN AFFLUENT CATCHMENT
RENT £130,000 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 (2,000 - 4,461 SQ FT)

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, which has been extensively refurbished to provide a "White Box Finish."

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.

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
Total	1,944.00	180.60	2,517.00	233.84	4,461.00	414.44

Rent

Overall unit £130,000 per annum, exclusive of all other outgoings.

Terms

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

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.

Legal

Each party to bear their 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.

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.
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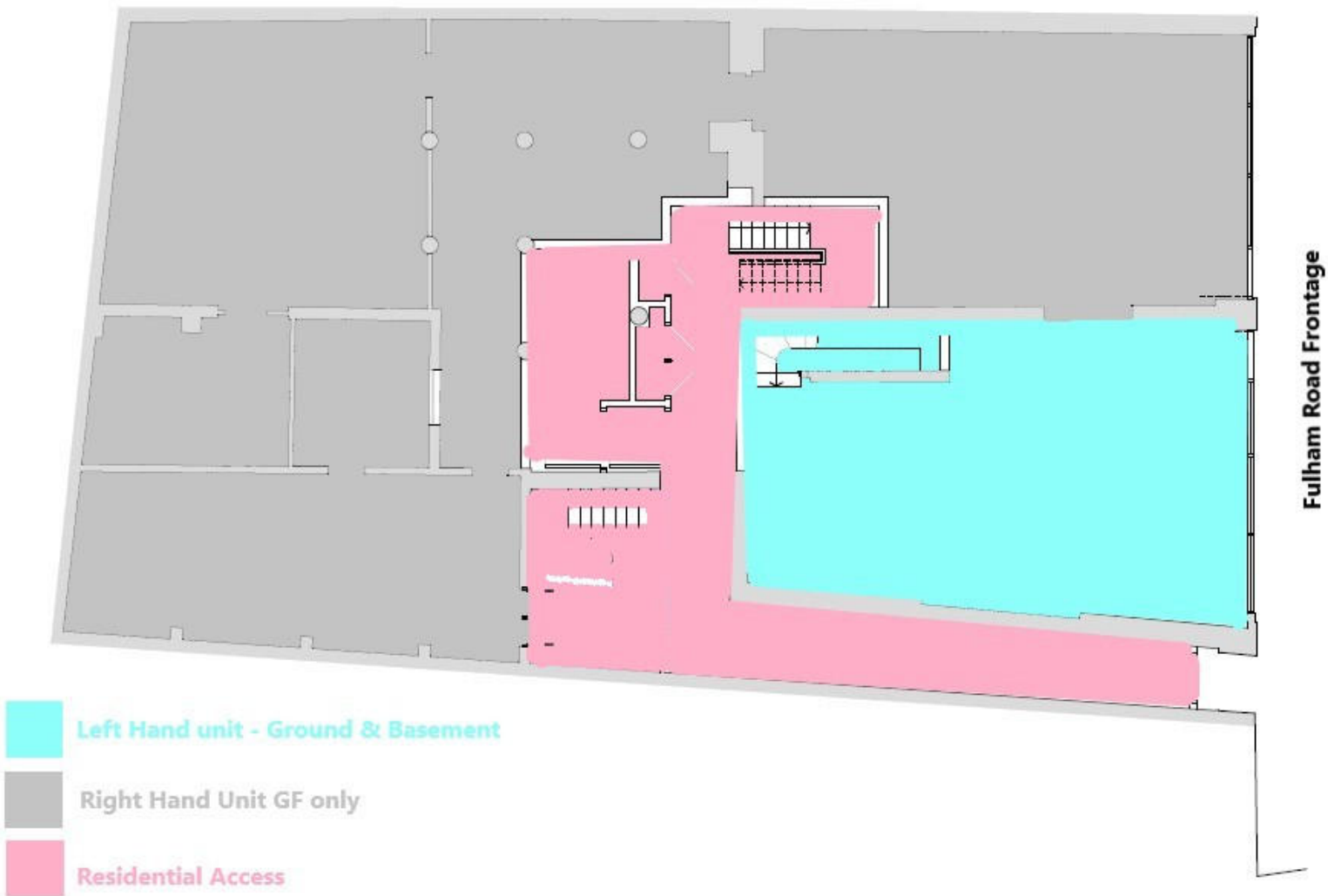


RICS

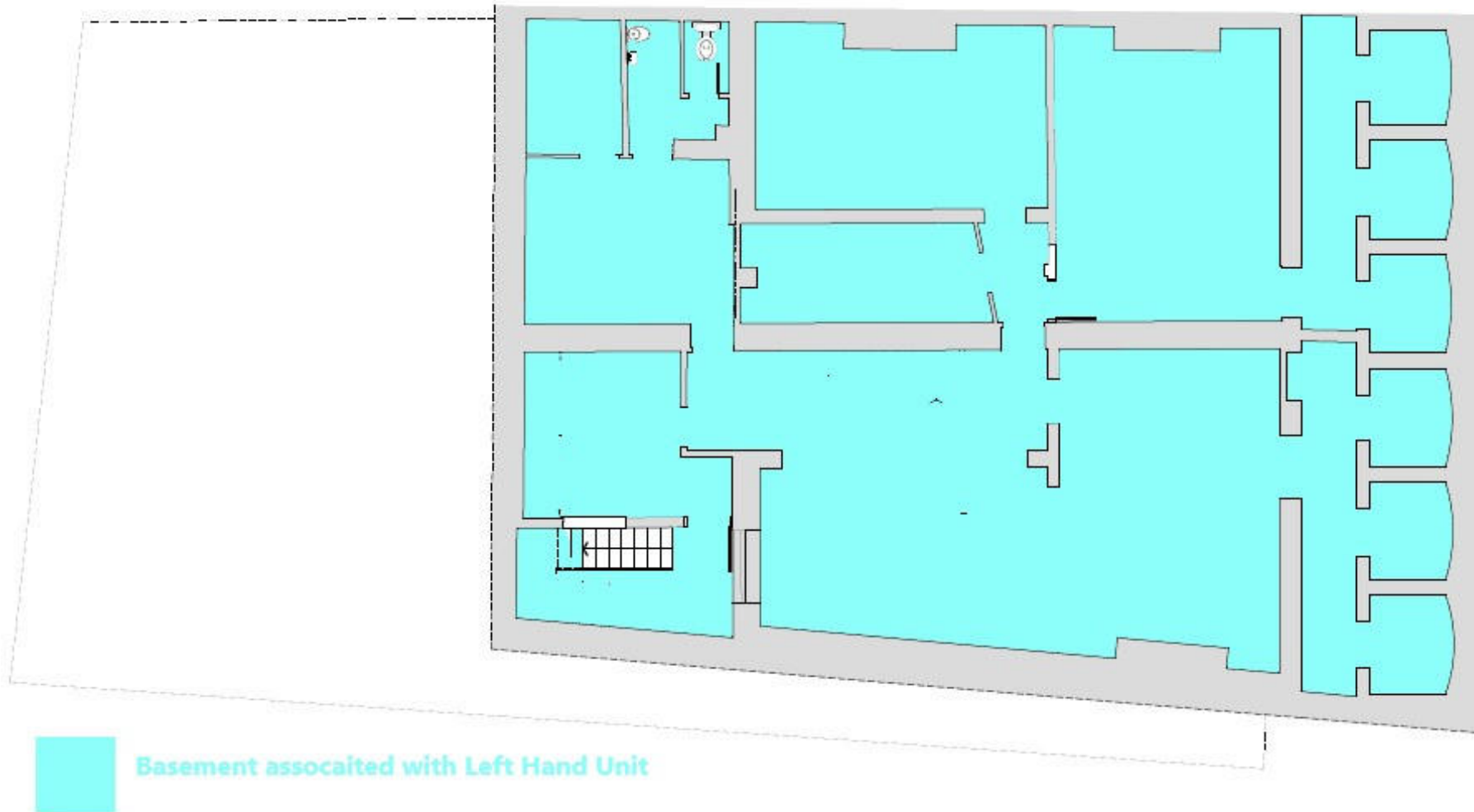
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Ground Floor 306-306a Fulham Road SW10



Basement Plan - 306-306a Fulham Road SW10



Viewing

By appointment only via landlord's joint sole agent: Daniel Watney - or Willmotts Chartered Surveyors – 020 8748 6644 .

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