

# 586 KINGS ROAD

FULHAM, LONDON SW6 2DX

Landmark character mixed use building, arranged over five floors on the iconic King's Road



**FOR SALE**  
£1,700,000 FREEHOLD  
Attractive capital value at just £818 p/sq/ft

**Winkworth**

Development & Commercial Investment

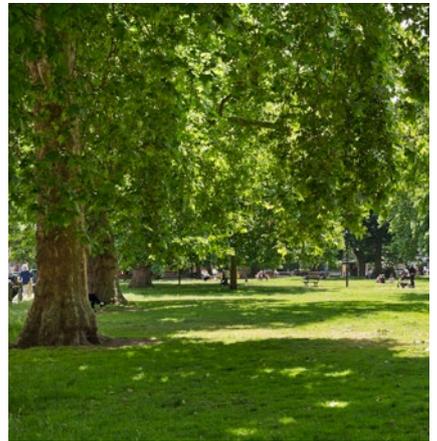
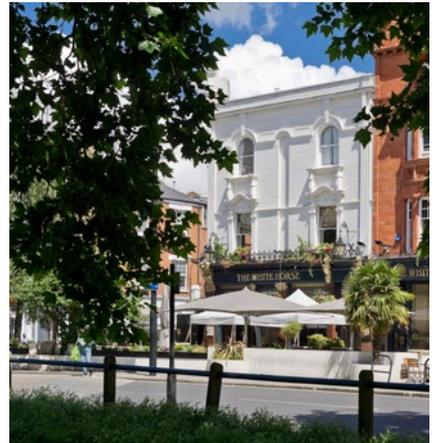
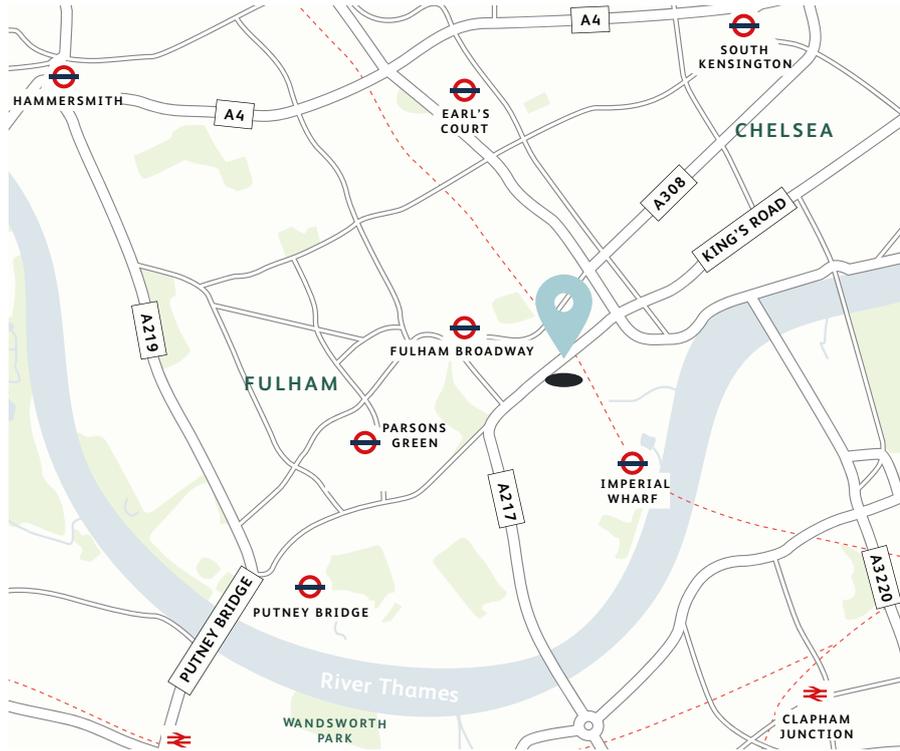
LANDMARK CHARACTER MIXED USE  
BUILDING, ARRANGED OVER FIVE FLOORS  
ON THE ICONIC KING'S ROAD



- Glazed ground floor frontage
- Excellent well fitted design showroom
- Well planned private offices to the rear
- ERV of £83,500 per annum
- Gross Yield of c.4.65%
- Two-bedroom upper triplex apartment

# LOCATION

This landmark character building is located on the westerly side of Kings Road between the junctions of Rumbold and Maxwell Roads. Other local businesses include And So To Bed, Trowbridge, Christopher Wray and a vast array of leading designers attracted to Chelsea Design Quarter.





## DESCRIPTION

Arranged across five floors, the lower ground and ground floors are fitted as a tile showroom leased to Reed Harris with separate self-contained office suite to the rear which is currently under offer to a short-term occupier.



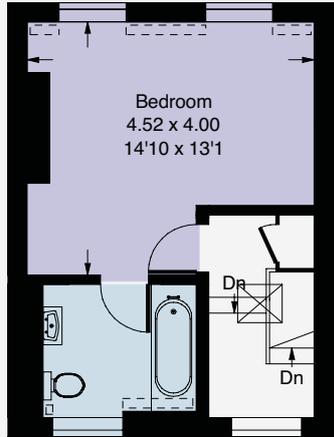


The first, second and third floors are accessed via their own private entrance and are arranged as a sumptuous 2-bedroom 2-bathroom triplex with excellent proportions throughout and some notable high quality interior fittings that provide the immediate appeal of a luxury Central London apartment. Excellent views are revealed from the upper floors.

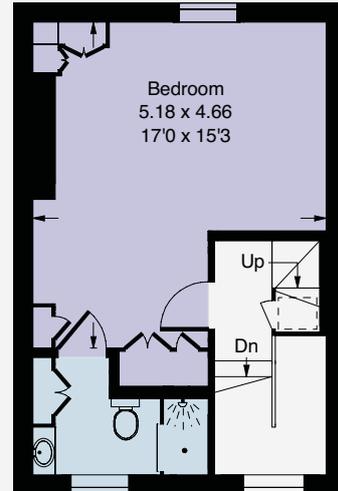


# Kings Road, SW6

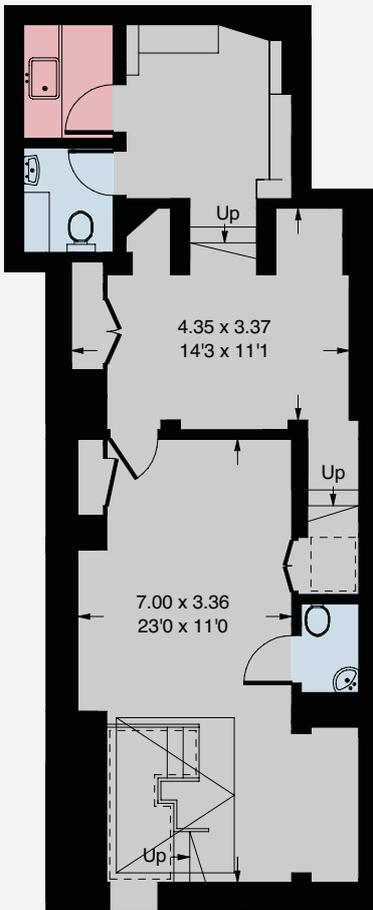
Approx. Gross Internal Area  
 190.3 sq m / 2048 sq ft  
 Mezzanine = 2.8 sq m / 30 sq ft  
 Total = 193.1 sq m / 2078 sq ft



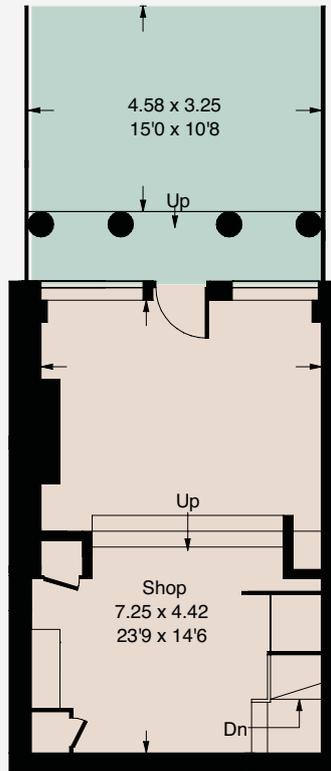
Third Floor



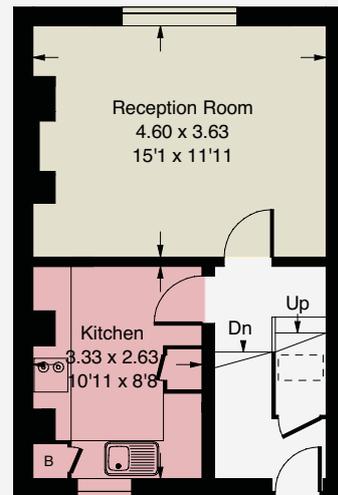
Second Floor



Lower Ground Floor



Ground Floor

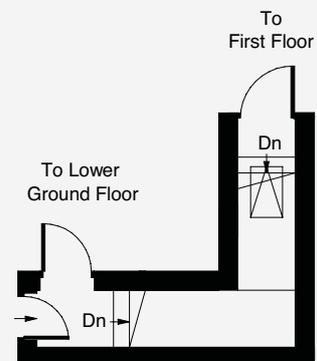


First Floor



Mezzanine

= Reduced headroom below 1.5 m / 5'0



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

## TERMS

RATEABLE VALUE: £34,500 per annum (retail)  
£2,950 per annum (offices)

RATES PAYABLE: £16,077 per annum (retail)  
£1,374.70 (office)

## ACCOMMODATION

The property provides the following approximate Gross Internal Areas:

Floor	GIA (sq m)	GIA (sq ft)
Ground / Basement Retail	61.9	666
Basement Offices	32.2	347
Residential Triplex	99	1,065
<b>GIA Total</b>	<b>193.1</b>	<b>2,078</b>

## LOCAL AUTHORITY

London Borough of Hammersmith & Fulham.

## VAT

The premises is not elected for VAT.

## POSSESSION

Part vacant possession immediately on possession of legal formalities. The ground floor retail is subject to the lease as indicated.

## A1 LEASE TERMS

A full FRI lease was granted for a term of 5 years on 25th June 2022 at an annual rent of £36,500 per annum.

## B1 LEASE TERMS

Occupied under a short-term licence at an annual rent of £13,200 with a rolling 6 month notice period.

## LEGAL COSTS

Each party is to pay their own legal costs.





## FURTHER INFORMATION

Should you wish to arrange an inspection or require further information, please contact the sole selling agents.



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## PROPOSAL

**A 'Guide Price' of £1,700,000, subject to contract, for the Freehold interest.**

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**Winkworth**

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