



568 King's Road

Fulham, London, SW6 2DY

**For sale - Stunning Freehold
retail unit on the famous
King's Road.**

1,517 sq ft
(140.93 sq m)

- Superbly fitted retail space.
- Arranged predominantly across the ground floor.
- Excellent natural light and air conditioning.
- Flexible use class.
- Residential uppers sold off on long leases.
- Full vacant possession.

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Summary

Available Size	1,517 sq ft
Price	£1,100,000
Business Rates	Upon Enquiry
EPC Rating	G (212)

Description

The ground & basement retail spaces stand out as exceptionally impressive and captivating showroom along the parade. Following an extensive refurbishment program, the property boasts a seamless and elegant layout beyond its glass-fronted retail façade. It offers a multi-level showroom floor with distinct zones, abundant natural light, noteworthy architectural features at the rear, high quality air conditioning, well-maintained washrooms, and a small basement storage area.

The rear extensions, characteristic of buildings in this part of the parade, further enhance the appeal of the space, which have been fully utilised to maximize its potential. While the road frontage may be slightly narrow, the property's generous overall dimensions overshadow this. The limited vacancy rate on the street and the arrival of Costa Coffee next door contribute to establishing the location as highly desirable retail destination within the Chelsea Design Quarter.

Location

The premises is superbly situated on a particularly sought-after stretch of King's Road, occupying an extremely convenient location by way of being central to the revered Chelsea Design Quarter as well as being within close proximity of Parsons Green, Fulham Broadway and the River Thames.

The immediate area is well supported by virtue of its low level of vacancy rates amongst commercial premises and presents a busy 'cross-roads' for Fulham residents from Moore Park, the Broadway and the locals of Parsons Green, establishing the area as an exciting, stimulating and varied commercial centre. Chelsea and Central London are moment away accessible via the District Line, or several bus routes that service the area.

Terms

PRICE: We are instructed to invite offers in the region £1,100,000 for the Freehold interest.

TENURE: Freehold with part vacant possession.

RATEABLE VALUE: £47,500.

RETAIL PREMISES: (USE CLASS E): 140.9 sq m / 1,517 sq ft.

LOCAL AUTHORITY: London Borough of Hammersmith and Fulham.

VAT: Not Applicable.

POSSESSION: Full vacant possession immediately on possession of legal formalities.

LEGAL COSTS: Each party is to pay their own legal costs.

VIEWINGS: Strictly by appointment with Sole Agents Winkworth Commercial.



Viewing & Further Information



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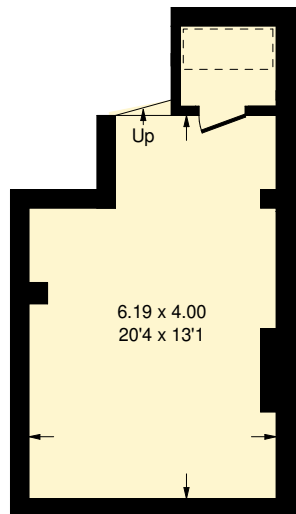
Leases

We have not inspected the residential uppers although have read copies of each of the leases, please see these summarised below.

- Flat 1 – A 125 year lease from 15th April 2011 with a Ground Rent of £100 p/a/ doubling every 25 years.
- Flat 2 – A 125 years lease from 26th April 2011 with a Ground Rent of £100 p/a/ doubling every 25 years.

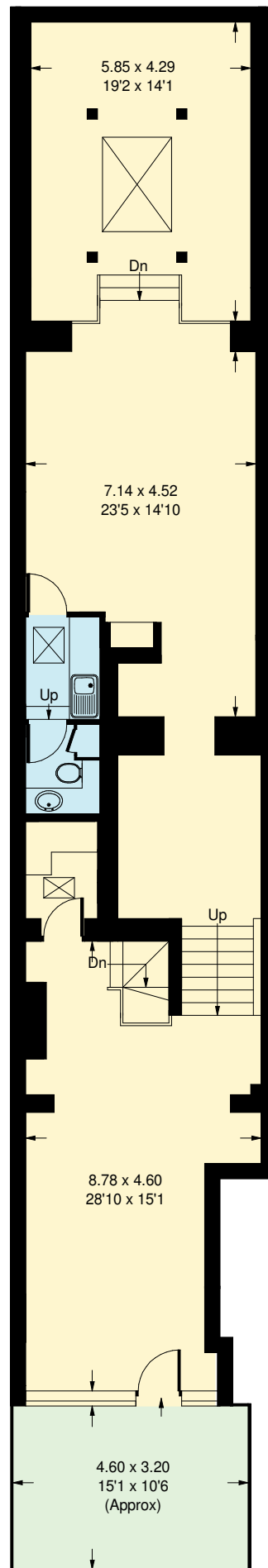
Kings Road, SW6

Approx. Gross Internal Area
140.9 sq m / 1517 sq ft



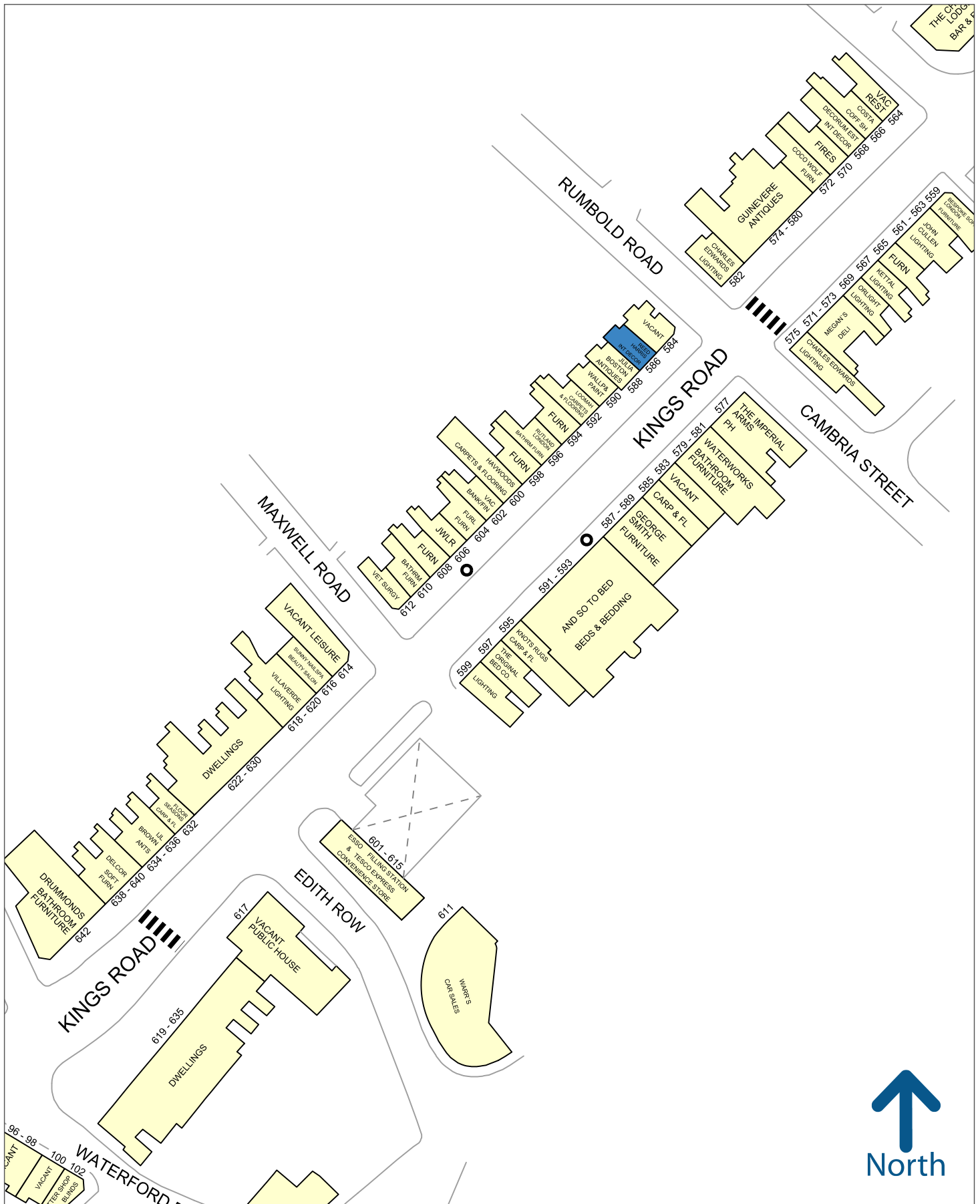
--- = Reduced headroom
below 1.5 m / 5'0"

Lower ground Floor



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.



50 metres

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Created By: Winkworth



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