

156 Munster Road

FULHAM, LONDON SW6 5RA

Exceptional mixed-use corner building of c. 3,548 sq.ft. (329.6 sq.m.) arranged over three floors



FOR SALE

£1,725,000 FREEHOLD

Attractive capital value at £486 p/sq/ft

Winkworth

Development & Commercial Investment

FREEHOLD

This exceptional opportunity is presented to the market for the first time in almost 30 years. Number 156 Munster Road is a substantial MIXED-USE corner property of c. 3,548 sq.ft. (329.6 sq.m.) arranged across basement, ground, first and second floors.

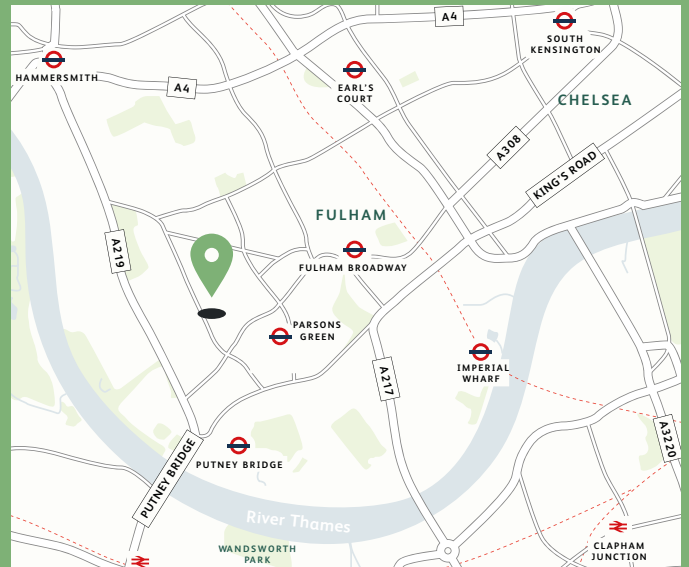


- Rarely available unbroken Freehold.
- Prominent corner building.
- Extensive residential accommodation.
- Large commercial unit.
- Potential for conversion (stp).
- Attractive capital value at £486 p/sq/ft.



LOCATION

This landmark character property enjoys a central position on the Munster Road, between the Filmer Road and Swift Street junctions. The Munster Road is a primary Fulham thoroughfare with high levels of both pedestrian and vehicular traffic. This stretch of prime SW6 real-estate hosts a diverse mix of retailers, eateries, bars and pubs hosting the affluent local residents of this popular quasi-central London suburb. The local transport network is also excellent, the property is serviced most efficiently by Parsons Green Underground Station (0.5 miles) which provides tube services via the District Line East & Westbound. There are also several bus routes accessible most easily from either the Munster Road or New King's Road. Heathrow Airport is also a short 40-minute drive away (14 miles) from the A4.





The property is currently configured to provide a self-contained former working bakery across the Ground Floor level with extensive preparation and cold storage areas with a useful ancillary basement/storage area located beneath. This commercial zone has not been operating during recent years and it is believed that this substantial area of c. 2,034 sq. ft. (189 sq.m.) could benefit from conversion into additional residential accommodation subject to the necessary consents. The rear of the building is constructed to just one single storey above street level and it is further anticipated that with extension works, a small self-contained mews property could be created, again subject to obtaining the necessary consents.

COMMERCIAL AREA
189 SQ M / 2,034 SQ FT






RESIDENTIAL AREA
140.6 SQ M / 1,514 SQ FT

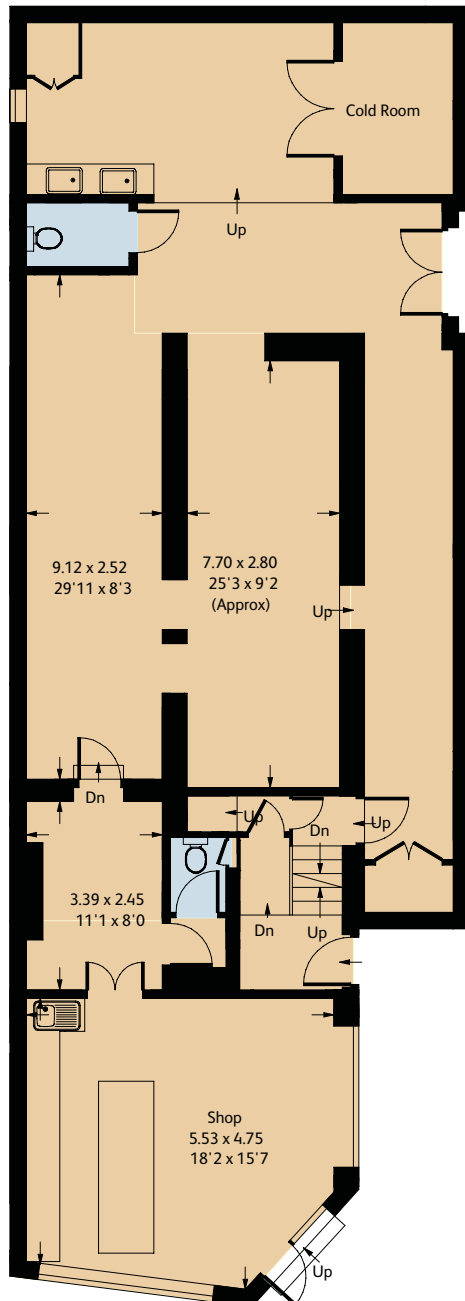
The upper floors are currently configured as an HMO property under licence. Originally arranged as a large family maisonette spanning some 1,514 sq.ft. (140.6 sq.m.), the termination of this HMO license will allow the property to be reinstated as C3 self-contained residential accommodation. Accessed via a private entrance to the side of the building, this exceptional corner building reveals two superb floors of living space with an excellent private roof terrace of 25'9 x 9' to the rear. We anticipate further development potential to the property in the future.



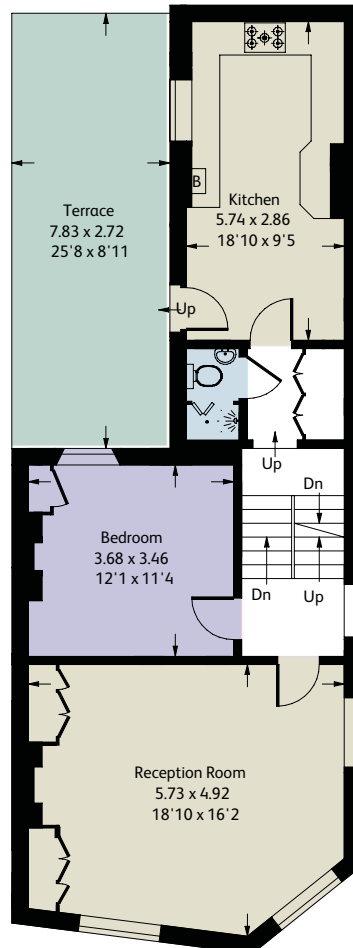
Munster Road, SW6

Approx. Gross Internal Area
 Commercial Area = 189 sq m / 2034 sq ft
 Residential Area = 140.6 sq m / 1514 sq ft
 Total = 329.6 sq m / 3548 sq ft

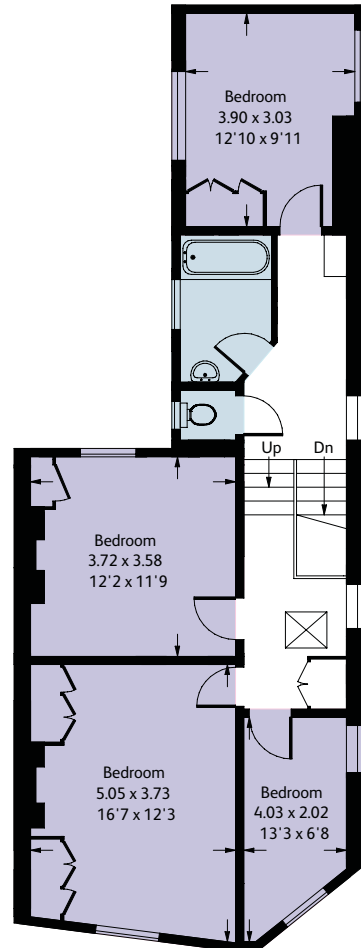
 = Reduced headroom
 below 1.5 m / 5'0"



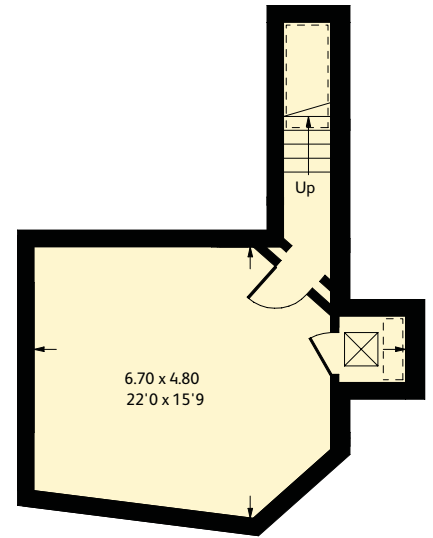
Ground Floor



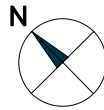
First Floor



Second Floor



Basement



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.

PLANNING

This property certainly presents a rare opportunity to proceed with extensive residential re-development, subject to obtaining the necessary consents. We believe that a further enlargement of the basement area, conversion of the existing commercial floors and extensions to the rear could reveal a larger scale residential offering in this sought-after district where local achieved sales prices regularly approach £1,000 p/sq/ft.

TERMS

The property is being offered for sale with full vacant possession.

EPC

Commercial: C - 51

Residential: E - 52

VAT

We have been advised that the property has not been elected for VAT.

RATEABLE VALUE

The rateable value has been set as follows:-

- Ground Floor Commercial: £18,250 per annum
- Basement/First/Second Floor Residential:
Council Tax Band to be advised

RATES PAYABLE

We strongly recommend that you verify the rates within the London Borough of Hammersmith & Fulham's Business Rates department on 020 8753 66881 or businessrates@lbhf.gov.uk





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 £1,725,000, subject to contract, for the Freehold interest.

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