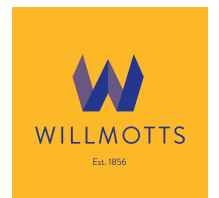




CLASS E UNIT 0.3 MILES FROM FULHAM BROADWAY STATION
TO LET £26,000 PER ANNUM
1 BROXHOLME HOUSE, NEW KINGS ROAD, LONDON, SW6 4AA





- APPROX. 653 SQ. FT. (60.66 SQ. M.) OVER GROUND FLOOR
- LOCAL PARADE BENEATH A BLOCK OF FLATS IN AN AFFLUENT CATCHMENT
- 0.3 MILES FROM FULHAM BROADWAY UNDERGROUND (DISTRICT LINE)
- CLASS E - VARIOUS USES CONSIDERED

Location

The property is located on the west side of New Kings Road (A308) in Fulham, South West London which is a sought-after and affluent area. It is well positioned at a busy junction with Harwood Road between Fulham Broadway, Parsons Green and Chelsea, with convenient access to Stamford Bridge and the A4 corridor. The immediate environment is characterised by attractive period architecture, established residential developments, and a strong local commercial presence.

Nearby public transport connections include Fulham Broadway Underground Station (District Line), providing direct access to Central London and the wider Underground network. Numerous local bus routes also operate along New Kings Road and Fulham Road, offering convenient connections across West and Central London.

Description

The premises occupies an end-of-terrace position within a commercial parade, situated beneath a block of flats. It benefits from a fully glazed frontage extending to approx/ 6.56m and a small return frontage. It is arranged over ground floor only. To the rear left of the premises is a WC.

User

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

EPC

The premises has an EPC rating of C (68) and a copy of the certificate is available on request.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £20,500; however interested parties should make their own enquiries.

Local Authority

London Borough of Hammersmith & Fulham.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor	60.66	653
Total	60.66	653

Rent

£26,000 per annum, exclusive of VAT and other outgoings.

Terms

A new internally repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

Management Fee

The lease is to be granted on an internally repairing and insuring basis. In addition, an annual management fee equivalent to 5% of the headline rent will be payable, with the frequency of payments to be confirmed.

Legal

Each party to bear its own legal costs.

VAT

The property has not been elected for VAT.

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

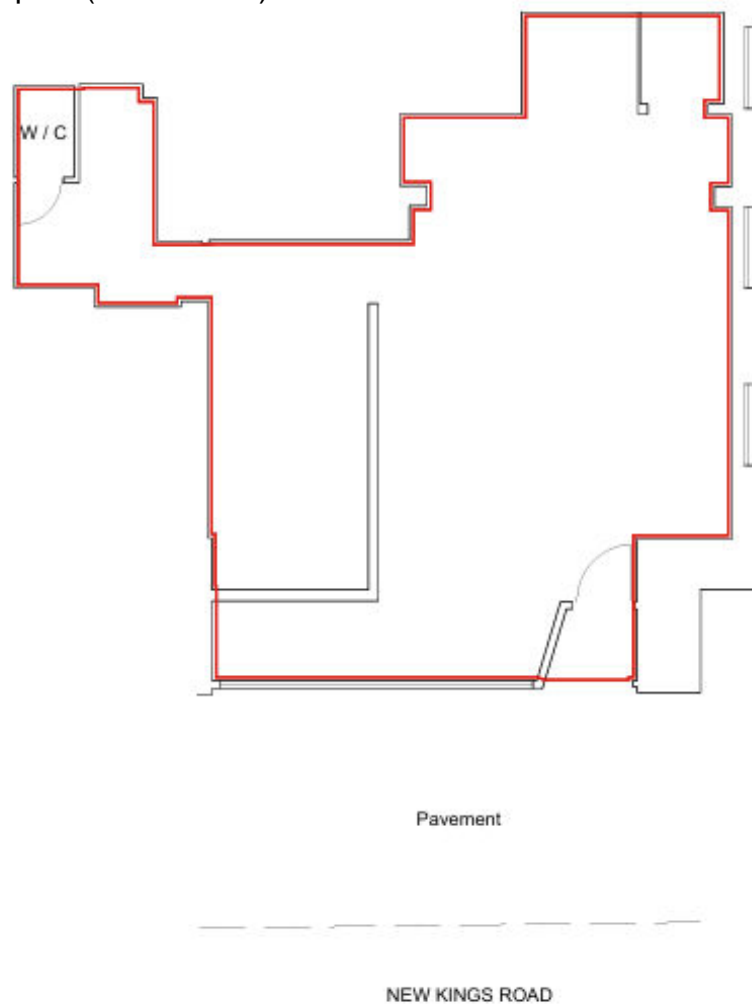
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4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.



RICS

the mark of
property
professionalism
worldwide

Ground floor indicative
plan (not to scale)



Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

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