



RETAIL UNIT CLOSE TO FULHAM BROADWAY UNDERGROUND  
**TO LET £23,000 PER ANNUM**  
132 WALHAM GREEN COURT, MOORE PARK ROAD, SW6 2PX





- APPROX.692 SQ. FT. (64.28 SQ. M.) OVER GROUND AND BASEMENT
- FULLY GLAZED FRONTAGE
- 0.3 MILES FROM FULHAM BROADWAY UNDERGROUND STATION (DISTRICT LINE)
- CLASS E - VARIOUS USES CONSIDERED

### Location

The premises forms part of a mixed-use building occupied by a variety of operators and benefits from a prominent corner position on Cedarne Road, providing easy access to Fulham Broadway. The property is well connected by public transport, with Fulham Broadway Underground Station (District Line) located approximately 0.3 miles away via a shortcut through Waterford Road. In addition, numerous bus routes operate from Fulham Broadway, further enhancing accessibility to the area.

### Description

The subject property provides retail accommodation arranged over ground and basement levels, together with WC facilities and an emergency escape route from the basement floor.

### User

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

### EPC

The property has an Energy Performance Certificate rating of E (120). A copy of the EPC is available upon request.

### Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £18,500; 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	38.46	414
Basement	25.82	278
<b>Total</b>	<b>64.28</b>	<b>692</b>

### Rent

£23,000 per annum, exclusive of VAT and other outgoings.

### Terms

The lease is to be granted on an internally repairing and insuring basis

### 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

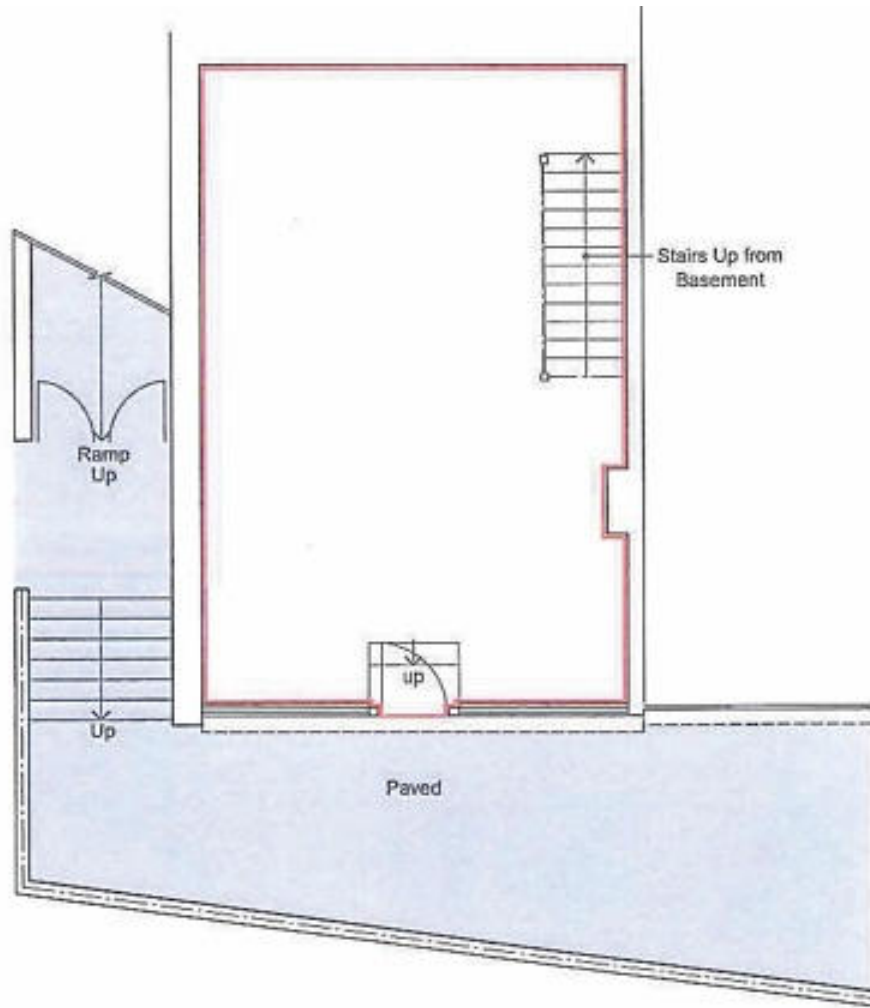
The property has not been elected for VAT.

### AML

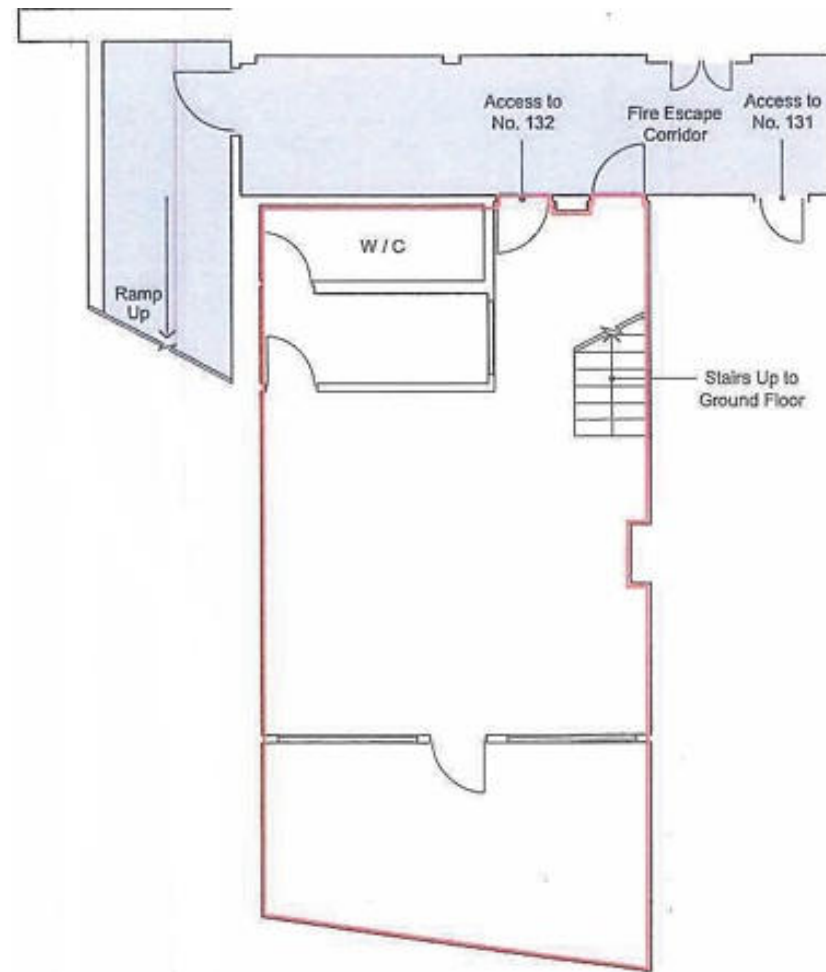
In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

#### Important Notice

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



Ground floor indicative plan (not to scale)



Basement 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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