



RETAIL UNIT CLOSE TO FULHAM BROADWAY UNDERGROUND
TO LET £24,500 PER ANNUM
128 WALHAM GREEN COURT, MOORE PARK ROAD, SW6 2PX





- APPROX. 746 SQ.FT. (69.3 SQ.M.) OVER GROUND AND BASEMENT
- FULLY GLAZED FRONTAGE
- 0.3 MILES FROM FULHAM BROADWAY UNDERGROUND (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 C(73). A copy of the EPC will be available upon request.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £19,000; 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	50.16	540
Basement	19.13	206
Total	69.3	746

Rent

£24,500 per annum, exclusive of VAT and other outgoings.

Terms

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

Management Fee

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.

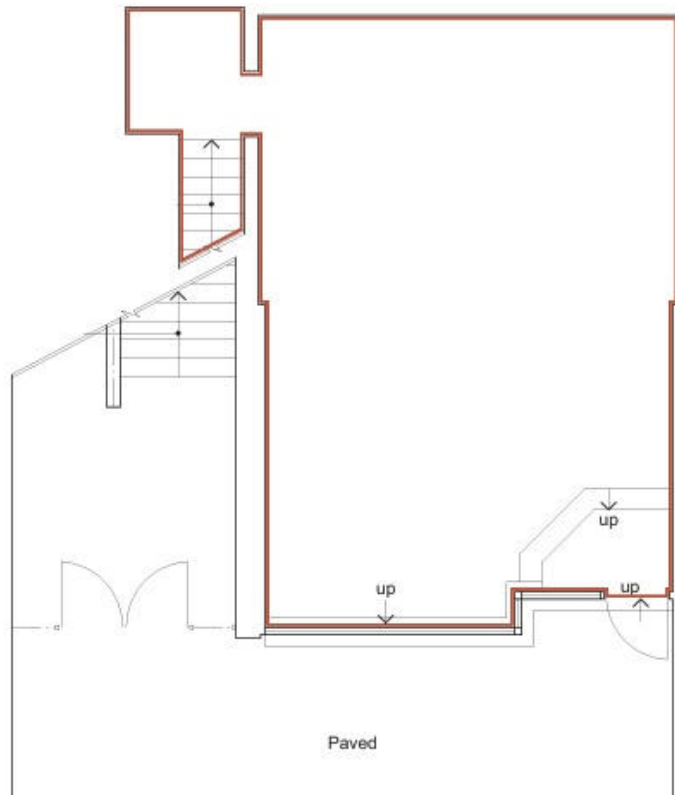
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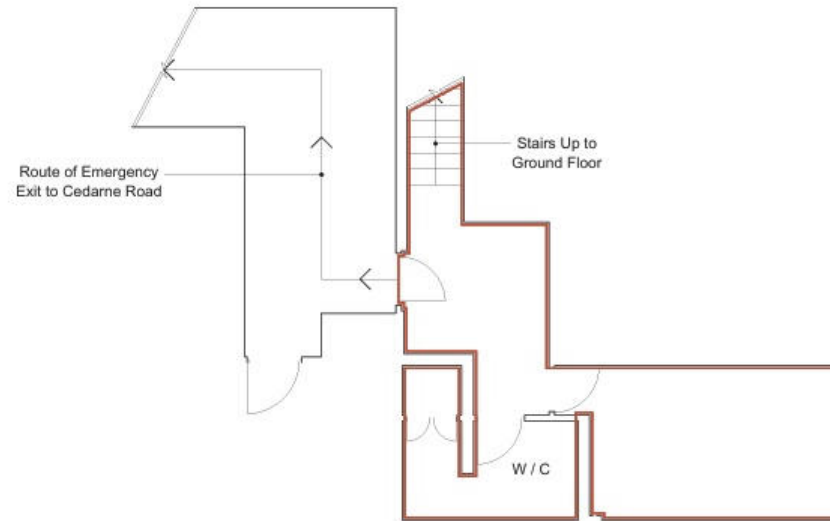


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Ground floor indicative plan (not to scale)



Basement floor indicative plan (not to scale)

Viewing

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

Huseyin Zafer
M: 07918482210
E: h.zafer@willmotts.com

Emily Bradshaw
M: 07920 769395
E: e.bradshaw@willmotts.com

Varol Zafer
M: 07900 224967
E: v.zafer@willmotts.com

Shahid Sadiq
M: 07961 410931
E: s.sadiq@willmotts.com

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