

**94 New King's Road**

Fulham, London, SW6 4LU

To Let – Fantastic retail unit just off Parson's Green.

915 sq ft
(85.01 sq m)

- Well-proportioned grd and basement commercial unit
- Fully glazed façade
- Located close to popular Parson's Green
- Superbly appointed interior
- Natural light
- Flexible E Class

94 New King's Road, Fulham, London, SW6 4LU

Summary

Available Size	915 sq ft
Rent	£35,000 per annum
Business Rates	Upon Enquiry
EPC Rating	D (99)

Description

This stylish retail (E CLASS) unit is located just off Parson's Green and is arranged over two well-proportioned floors. The ground floor, presented in an open configuration has high levels of natural light protruding through the fully glazed façade. The basement level is spread across 4 distinct rooms of similar proportion accessible from a central hall. The property has recently received a very high-quality fit-out throughout for use as a barber shop.

Location

The premises are situated on the northern side of the New King's Road. The property is within close walking distance to Parson's Green, populated by fashionable shops and restaurants including the White Horse and Duke on the Green, Hally's Café, Vicino's and Koji. The Hurlingham Club is also in close proximity. In terms of public transport, the property is only a few minutes' walk from Parson's Green Underground Station providing excellent access to the District Line. There are also several great bus routes servicing the area.

Terms

RENT: £35,000.

RATEABLE VALUE: £20,500

RETAIL PREMISES: (USE CLASS E): 915 Sq Ft / 85 Sq m.

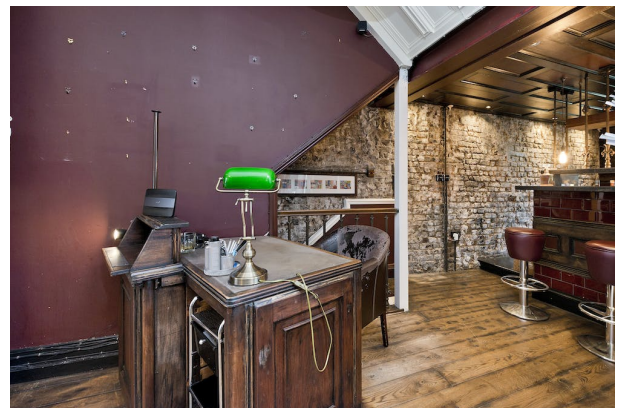
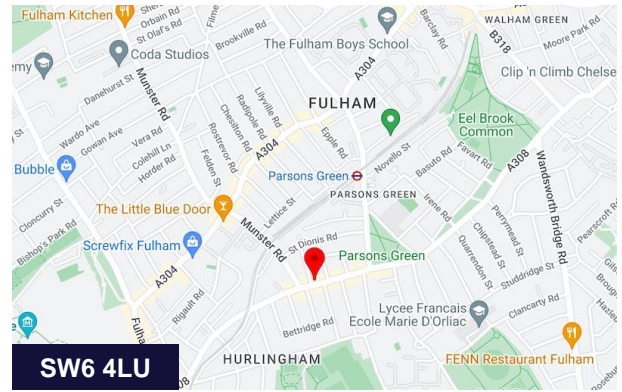
LOCAL AUTHORITY: The London Borough of Hammersmith and Fulham.

VAT: TBC.

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



Chris Ryan

020 7355 0285 | 07385 413368

crayan@winkworth.co.uk



Adam Stackhouse

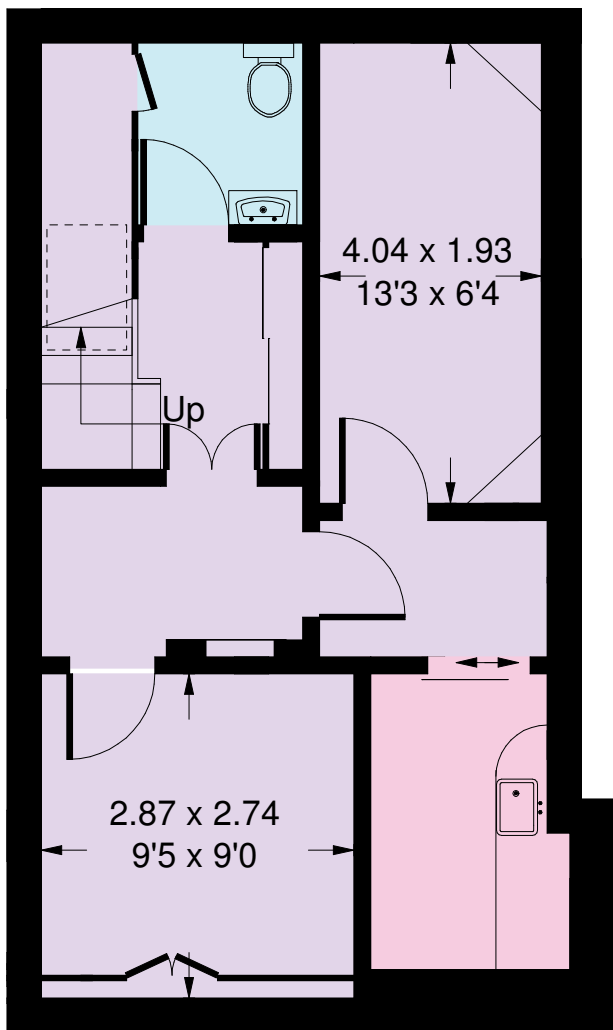
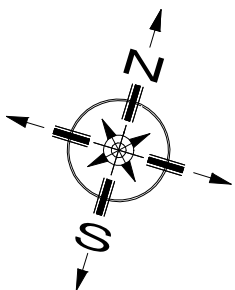
020 7355 0285 | 07889 510036

astackhouse@winkworth.co.uk

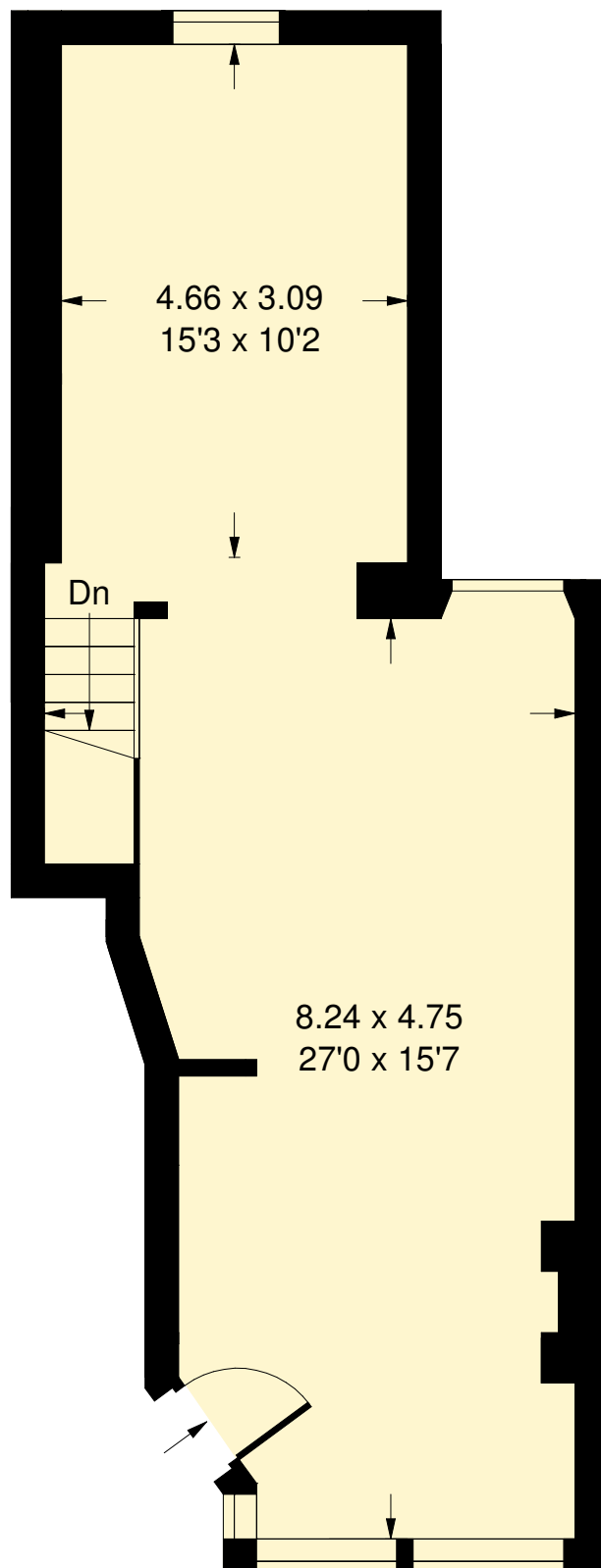
The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 24/01/2023

New Kings Road, SW6

Approx. Gross Internal Area
85 sq m / 915 sq ft



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.