



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**108-110 New Kings Road,
Fulham SW6 4LY**

MIXED-USE FREEHOLD FOR SALE

Summary

- **Property:** Mid terrace freehold comprising a double fronted retail unit (ground and basement), a 2-bed duplex flat (rented) and a 2-bed duplex sold off
- **108-110 New Kings Road:** Vacant double fronted commercial unit over ground and basement levels (good ceiling heights on both floors) - 1,639sqft
- **108A New Kings Road:** 2-bed duplex flat sold off on a long lease (84-years remaining)
- **110A New Kings Road:** A 2-bed duplex flat (in good condition) let on an AST at £27,000pa - 904sqft
- **Guide Price:** £1,075,000 (8.6% gross yield based on ERV & £423psf capital value)

Development Potential

- **Commercial Use:** Class E - suitable for retail, restaurants, leisure/fitness and health/medical clinics
- **Permitted Development Potential:** The property is not located in a conservation area nor within a proposed Article 4 direction area.
- As such, the commercial unit could be suitable for conversion to residential use, subject to gaining prior approval.
- **Planning:** Any residential conversion would be subject to securing prior approval from the London Borough of Hammersmith and Fulham under Class MA of the General Permitted Development Order (GPDO).

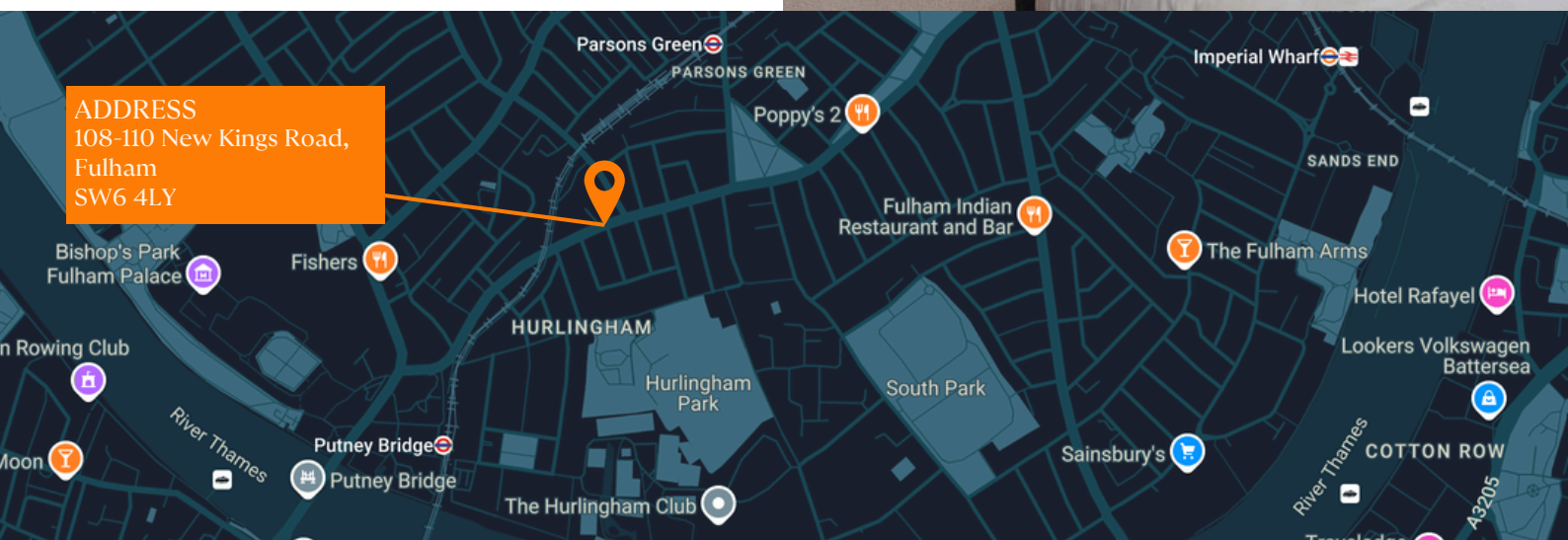
Location

Situated in the heart of **Fulham**, **New Kings Road** is one of West London's most desirable and well-connected addresses.

Positioned moments from the open green spaces of **Eel Brook Common** and **Parsons Green**, the location offers a perfect balance of urban convenience and lifestyle appeal.

The immediate area is home to a range of independent retailers, popular brunch spots, and stylish pubs, such as Kebab Kid and The White Horse.

Excellent transport links are provided via **Parsons Green (District Line)** and **Fulham Broadway** stations, both within walking distance.



Asset Management

Instant potential to rent the commercial element; could be via a single let or the space could be split to enhance the rent.

ERV of £65,000pax (£40psf) if let as seen, creating total rent of £92,000pax.

Floor Plans

Measured floor plans are available on request.

Terms

Guide Price: £1,075,000 (£351psf) for the freehold interest VAT not applicable.

Based on the guide this offers an attractive 8.6% gross yield based on ERV & low capital value at £423psf.

Auction

Property to be sold at **Savills Commercial Auction** on **Wednesday 2nd July** if not 'Sold Prior'



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