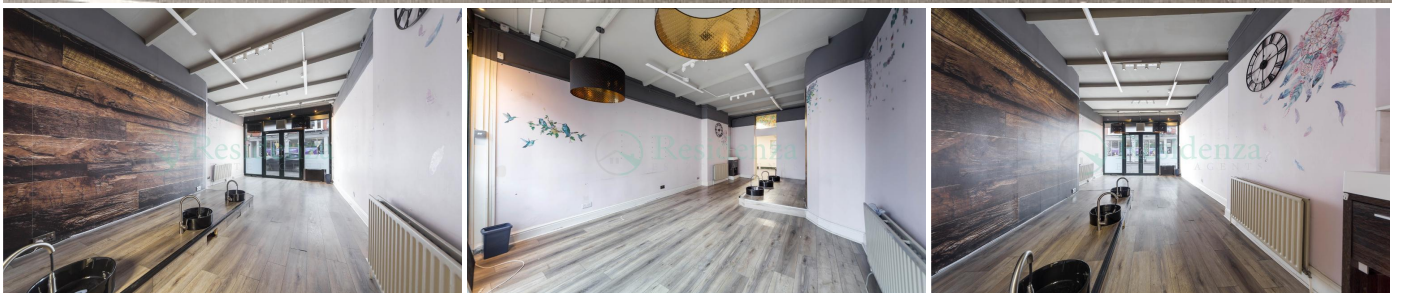


Commercial for Rent - £2,917 per month

New Kings Road, Fulham, SW6 4LY



KEY FEATURES:

- PRIME LOCATION • SHOP AND BASEMENT • PREVIOUSLY RUNNING AS A BEAUTY SHOP

Description

Residenza is proud to offer this stunning CLASS E lock-up shop situated on New Kings Road, near the junction of Munster Road. Previously trading as a Nail Salon.

EPC: C Rating

Location: SW6 4LY

Lease: New negotiable FRI 8, 12, or 16 years lease

Rent Review: Every 4 Years

Service Charge: TBC

Rent: £35,000 per annum

Premium: £5,000

Legal Cost: Incoming tenant to be liable for both parties' costs.

Size: 963 SQ/FT = 89.42 SQ/M

Use: Currently Class E, Change of use STPP

Terms: Quarter rent / Quarter security deposit subject to satisfactory references.

To view this property contact our commercial team.

Location

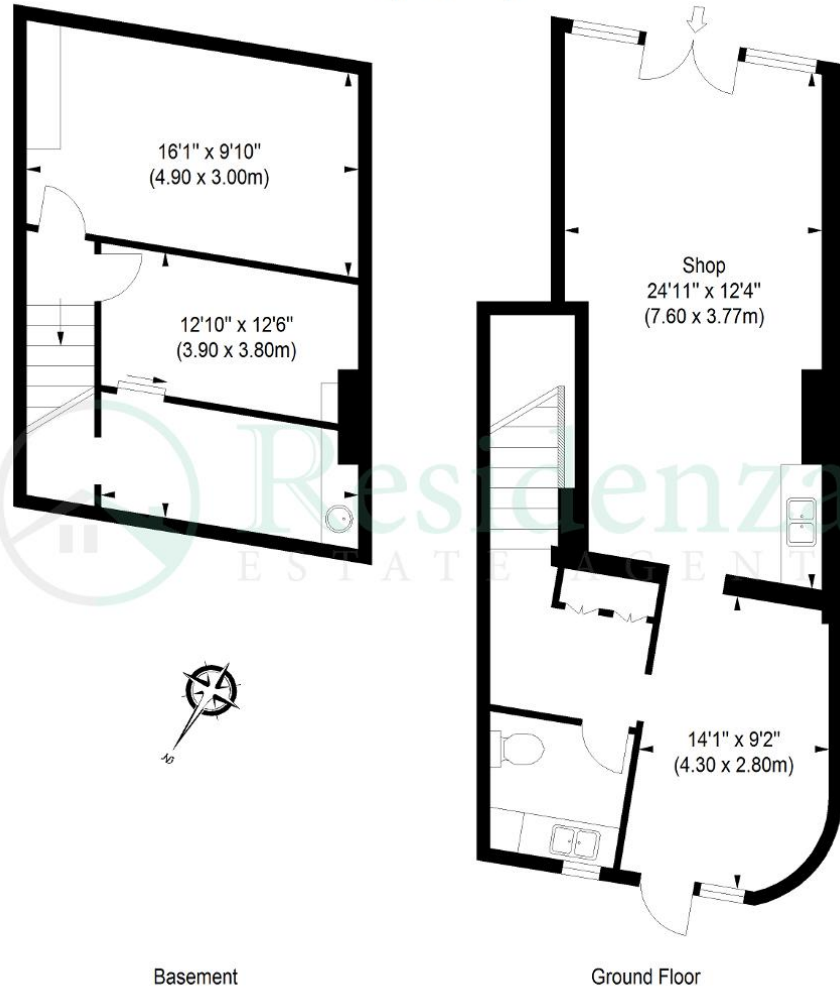
The subject property is prominently situated on New Kings Road close to Putney Bridge and Parsons Green Station. Putney Bridge station itself provides direct access to Victoria Station within 17 minutes, and other west London locations along the District Line. Also in close proximity to a wide range of amenities and transport links including Heathrow in 30 minutes.



Floorplan(s)

New kings Road

Approximate Gross Internal Area
963 sq ft / 89.42 sq m



Basement

Ground Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	51 E
21-38	F		
1-20	G		