

DOUBLE FRONTED SHOP UNIT & SUBSTANTIAL LOWER GROUND FLOOR WITH LARGE WINDOWS VISIBLE FROM KINGS ROAD

96-98 Waterford Road, London SW6 2HA

1933 sq ft (179.47sq m)



KEY INFORMATION

Size:	1933 sq ft / 179.47 sq m	Business rates:	£11,538.50 pa
Guide Rent:	Offers invited in the region of £85,000 pa	Service charge:	TBA
Tenure:	New Lease to be granted		

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Cowan & Rutter LLP is registered in England and Wales under partnership No. OC368959



LOCATION

The property is situated on the West side of Waterford Road, close to the junction with the Kings Road. Public transport is available via local bus routes serving Central & SW London. The closest Underground is Fulham Broadway tube station (District Line) which is approximately 5mins walking distance. Other retailers within the area include And so to Bed, Simon Horn Furniture, George Smith, John Cullen Lighting and The Rug Company. The property is situated in the newly designated Chelsea Design Quarter and close to The Design Centre, Chelsea Harbour.

DESCRIPTION

The premises are laid out over ground and lower ground floor levels providing light, spacious retail space on the ground floor and storage/office space at lower ground floor level.

FLOOR AREAS

Set out below are the approximate gross internal areas:

Ground Floor:	948 sq ft	88.07 sq m
Lower Ground Floor:	916 sq ft	85.09 sq m
Vaults Total:	68sqft	6.317 sq m
TOTAL:	1933 ft	179.47 sq m

BUSINESS RATES

We have been advised by the London Borough of Hammersmith and Fulham that the rates payable for the current year ending April 2021 - Nil . Prospective tenants are advised to confirm this information by telephoning the local council on 0845 8031020.

TENURE

New Lease to be granted.

GUIDE RENT

£85,000.00 pa

SERVICE CHARGE

Estimated £2,121.25 plus VAT per annum.

VIEWINGS – BY PRIOR APPOINTMENT WITH THE SOLE AGENT

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Details prepared on 21/06/2020