

## Mixed Use For Sale

£1,700,000 Guide Price

2,078 sq ft

**586 Kings Road, Fulham,  
London, SW6 2DX**

LANDMARK CHARACTER MIXED  
USE BUILDING, ARRANGED OVER  
FIVE FLOORS ON THE ICONIC  
KING'S ROAD FOR SALE.

- Glazed ground floor frontage
- Excellent well fitted design showroom
- Well planned private offices to the rear
- ERV of £83,500 per annum
- Two-bedroom upper triplex apartment
- Gross Yield of c.4.65%



# 586 Kings Road, Fulham, London, SW6 2DX

## Summary

- Price: £1,700,000 Guide Price
- EPC: G (251)

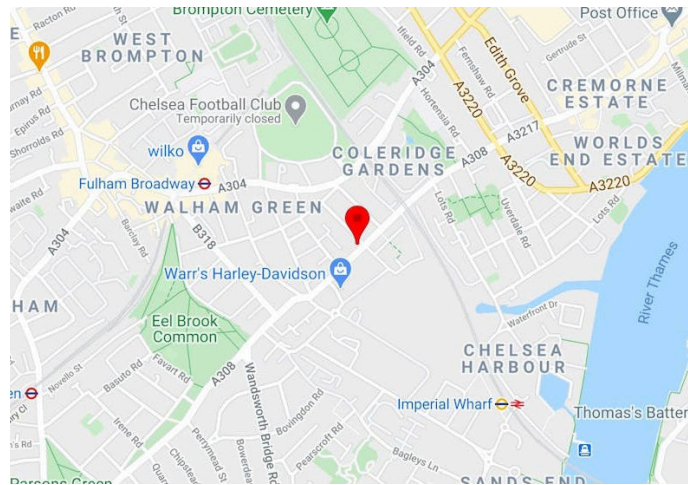
## Further information

- [View Microsite](#)

## Contact & Viewings

Adam Stackhouse  
07889 510036  
adam@meridiancp.co.uk

Alex Ogilvie  
07414 281406  
alex@meridiancp.co.uk



## Description

Arranged across five floors, the lower ground and ground floors are fitted as a tile showroom leased to Reed Harris with separate self-contained office suite to the rear which is currently under offer to a short-term occupier.

The first, second and third floors are accessed via their own private entrance and are arranged as a sumptuous 2 bedroom 2 bathroom triplex with excellent proportions throughout and some notable high quality interior fittings that provide the immediate appeal of a luxury Central London apartment. Excellent views are revealed from the upper floors.

## Location

This landmark character building is located on the westerly side of Kings Road between the junctions of Rumbold and Maxwell Roads. Other local businesses include And So To Bed, Trowbridge, Christopher Wray and a vast array of leading designers attracted to Chelsea Design Quarter.

## Viewings

Strictly by appointment with Agents Meridian Commercial Property Partners.

## Terms

RATEABLE VALUE: £37,500 per annum (retail)

m.)

BASEMENT OFFICES: 347 sq.ft. (32.2 sq.m.)  
RESIDENTIAL TRIPLEX: 1,065 sq.ft. (99 sq.m.)  
GIA: 2,078 sq.ft. (193.1 sq.m.)  
LOCAL AUTHORITY: London Borough of Hammersmith & Fulham

Note:

We strongly recommend that you verify the rates within the London Borough of Hammersmith & Fulham's Business Rates department on 020 8753 6681.

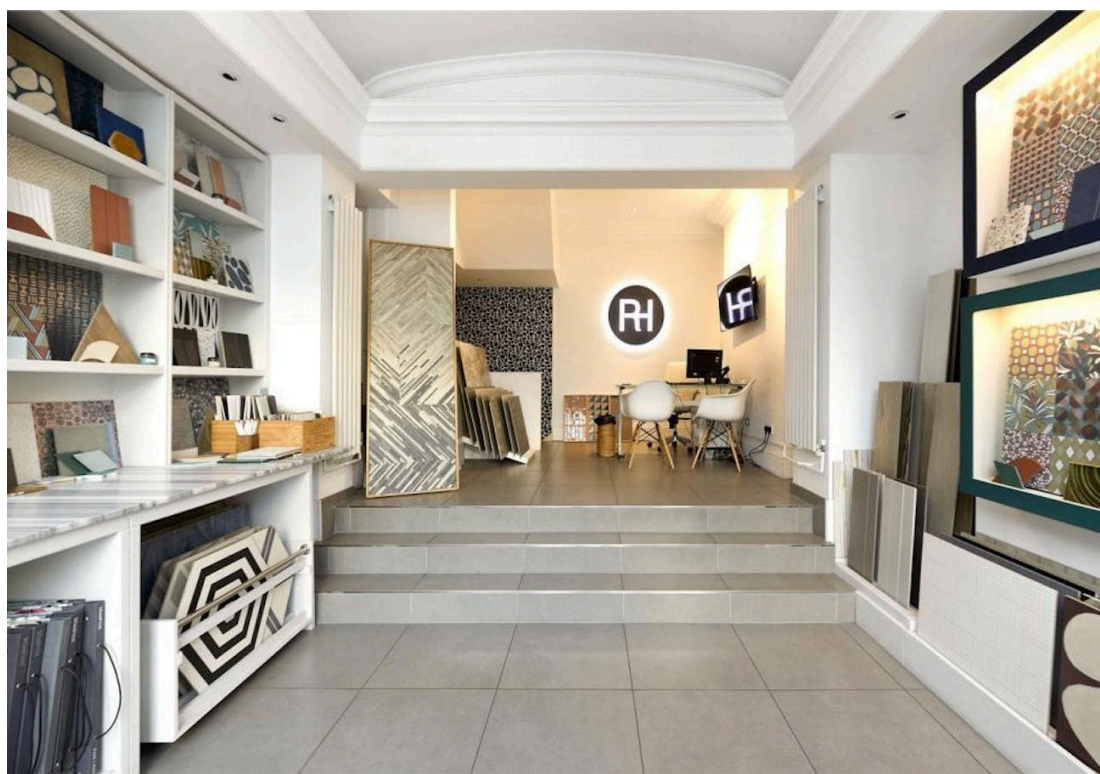
VAT: The premises is not elected for VAT.

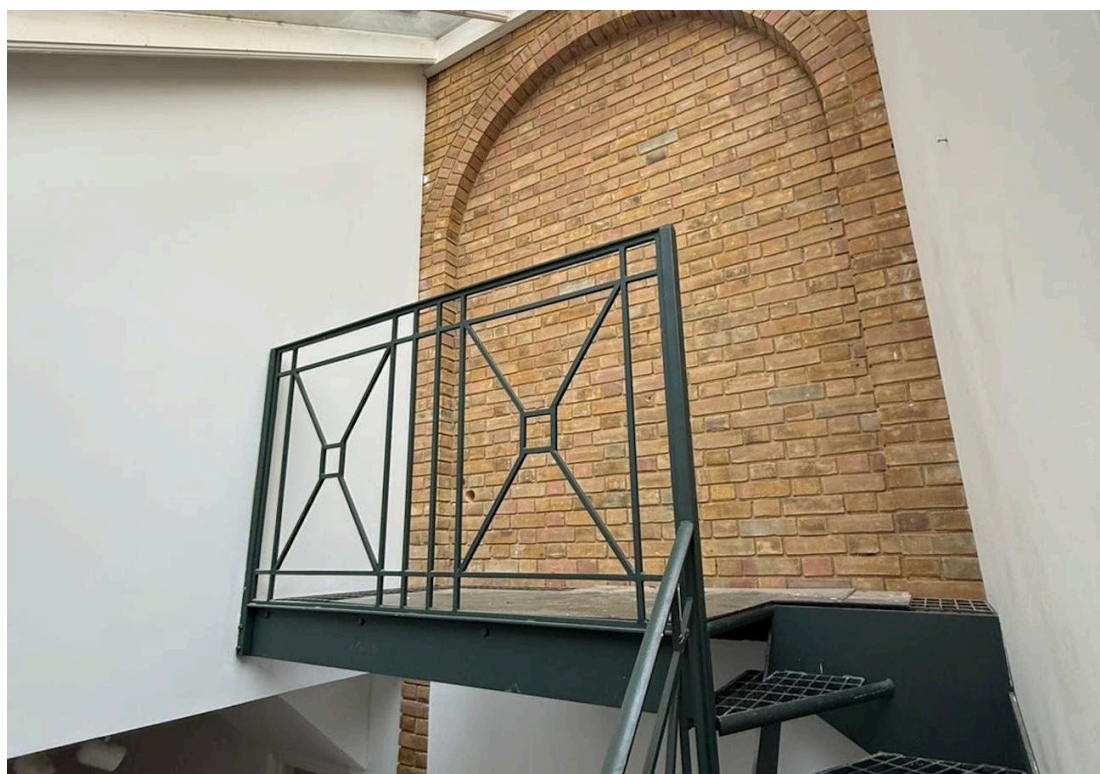
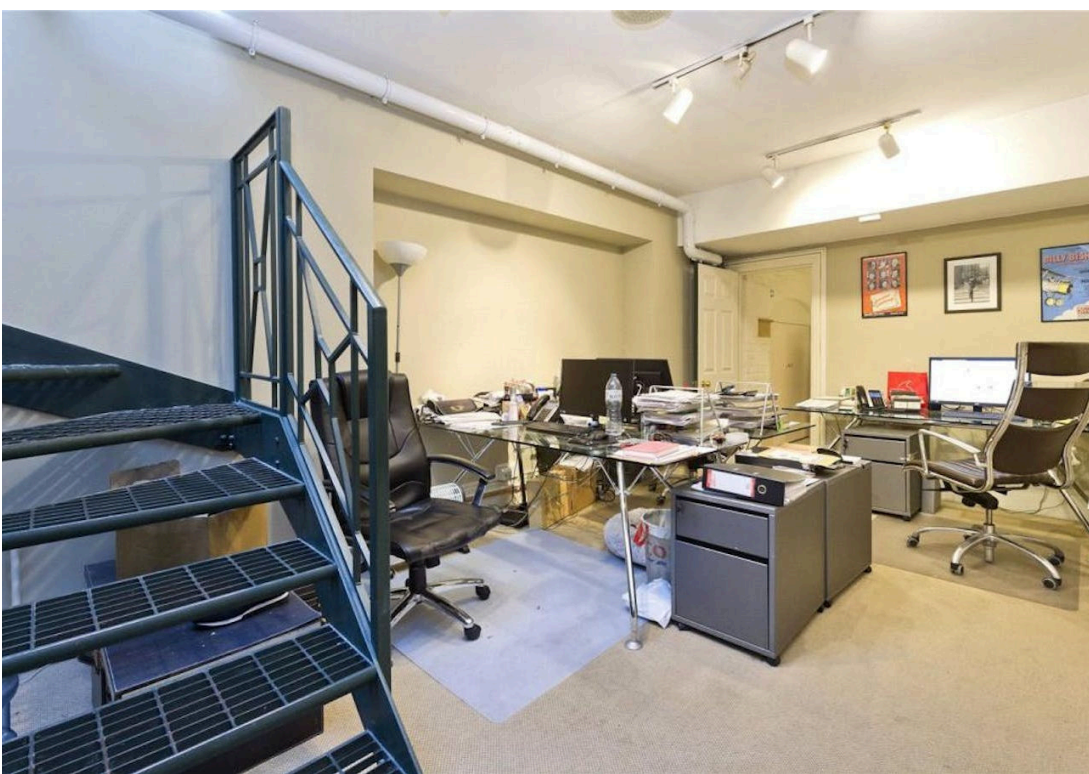
POSSESSION:

Full vacant possession upon completion.

LEGAL COSTS

Each party is to pay their own legal costs.

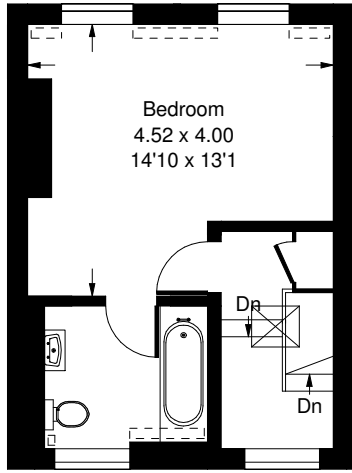




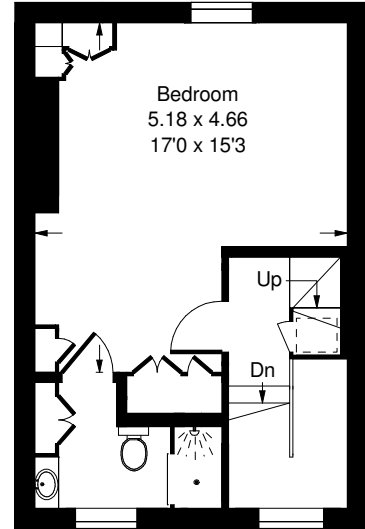


# Kings Road, SW6

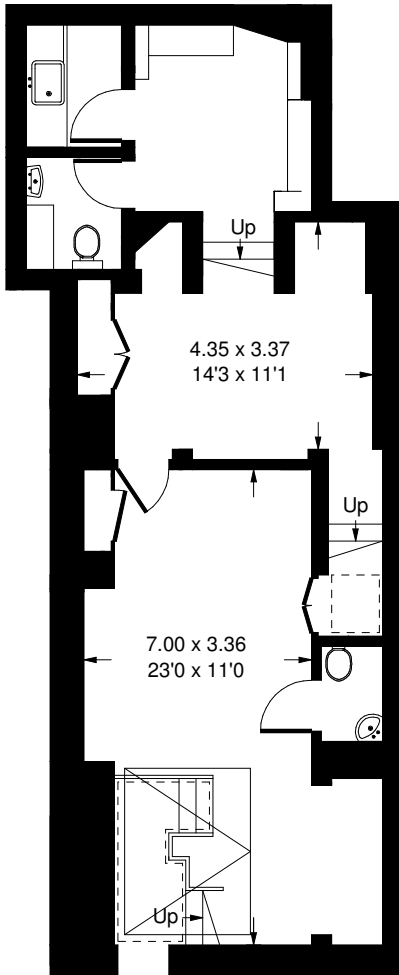
Approx. Gross Internal Area  
 190.3 sq m / 2048 sq ft  
 Mezzanine = 2.8 sq m / 30 sq ft  
 Total = 193.1 sq m / 2078 sq ft



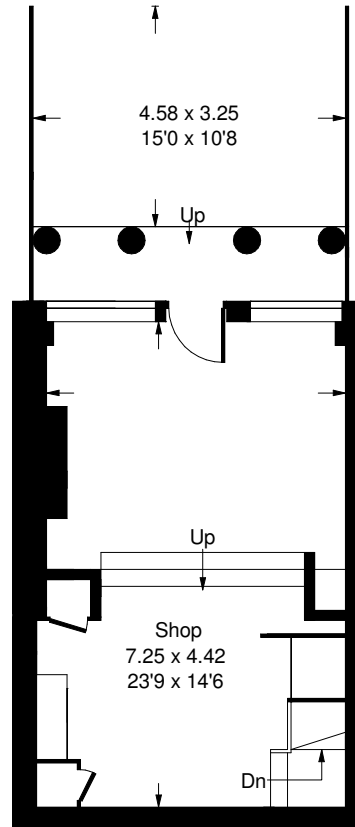
Third Floor



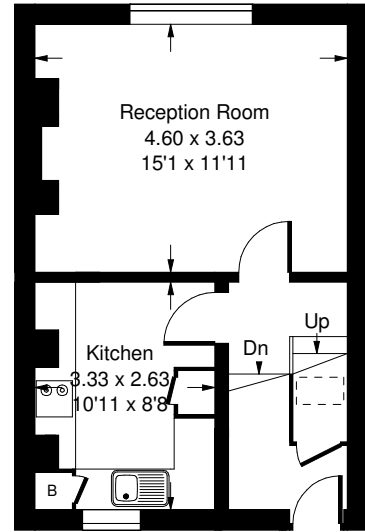
Second Floor



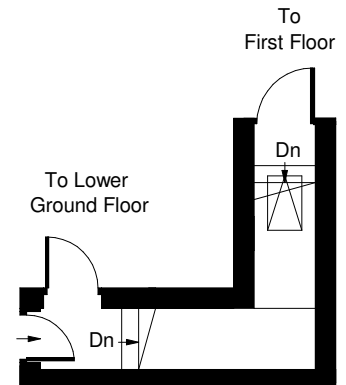
Lower Ground Floor



Ground Floor



First Floor



Ground Floor



Mezzanine

= Reduced headroom below 1.5 m / 5'0"

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.