



## E CLASS / GROUND + LOWER FLOOR / TO LET

57B New Kings Road, Fulham, London, SW6 4SE

Approx 1,025 sq ft – 95.22sq m

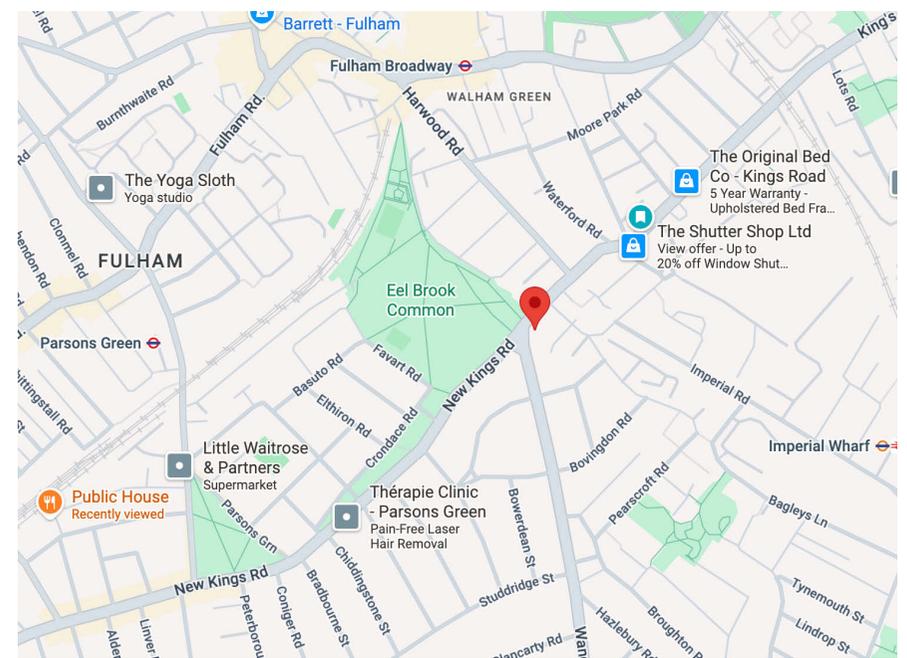
## Location

57b New Kings Road enjoys a highly desirable and immediately visible location directly opposite Eel Brook Common and betwixt the affluent Parsons Green residential district and destination-led designers based within Chelsea Design Quarter.

## Description

An exceptional self-contained commercial unit to rent arranged over ground and lower ground floors, featuring a new fully glazed shopfront that provides excellent natural light and outstanding street visibility.

The property benefits from an excellent visible street frontage, making it ideal for businesses seeking strong branding presence and passing footfall. The accommodation is arranged across two well-proportioned floors, offering generous open-plan areas with good ceiling heights and flexible configuration options.



## Terms

A new lease for a period to be agreed outside the security of tenure and compensation provisions of the landlord and Tenant Act.

## Rent

£36,000 per annum exclusive payable quarterly in advance.

## Rates

In LB Hammersmith & Fulham

RV - £32,100

Estimated rates payable **£12,224** assuming small business rates multiplier. All interested parties to check directly with the council LB H&F as the the amount payable.

## Service Charge

On Application



## Contact

Viewings by prior appointment with the agent

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