

Mixed Use For Sale

£1,700,000 Guide Price

2,078 sq ft

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

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

- Striking Period Building in superb order.
- Arranged as 2 commercial units and a residential triplex.
- Immaculate and stylish Retail/Office Commercial spaces.
- ERV of £101,000 per annum
- Full Vacant Possession upon Completion



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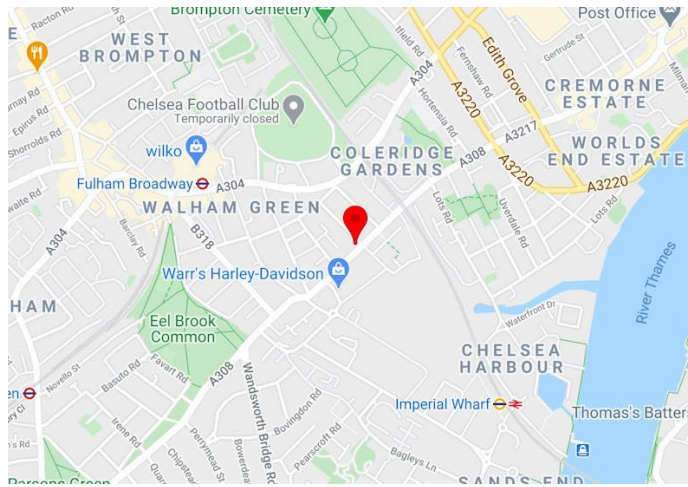
Summary

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

Contact & Viewings

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Description

This is a rare opportunity to acquire a fully vacant, high-yielding MIXED USE FREEHOLD set along the iconic Kings Road. Enjoying a particularly impressive position with a striking and grand frontage, this building is arranged as two fully self-contained commercial units comprising a large two floor retail space, separate private offices and a vast 2 bedroom 2 bathroom residential triplex apartment with its own private entrance.

We have been soundly advised of potential income streams of £45,000 per annum for the Retail element, £15,000 per annum for the Private Offices and £40,000 per annum for the very recently refurbished and quite immaculate Residential apartment. There are some fantastic views towards Chelsea from the upper floors, demise of the York stone hard-standing to the front of the property and a sense of quality throughout. The property is available immediately with a swift completion sought in June/July 2026 when vacant possession can be secured.

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)
£4,400 per annum (offices)

GRD/BASEMENT RETAIL: 666 sq.ft. (61.9 sq.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.

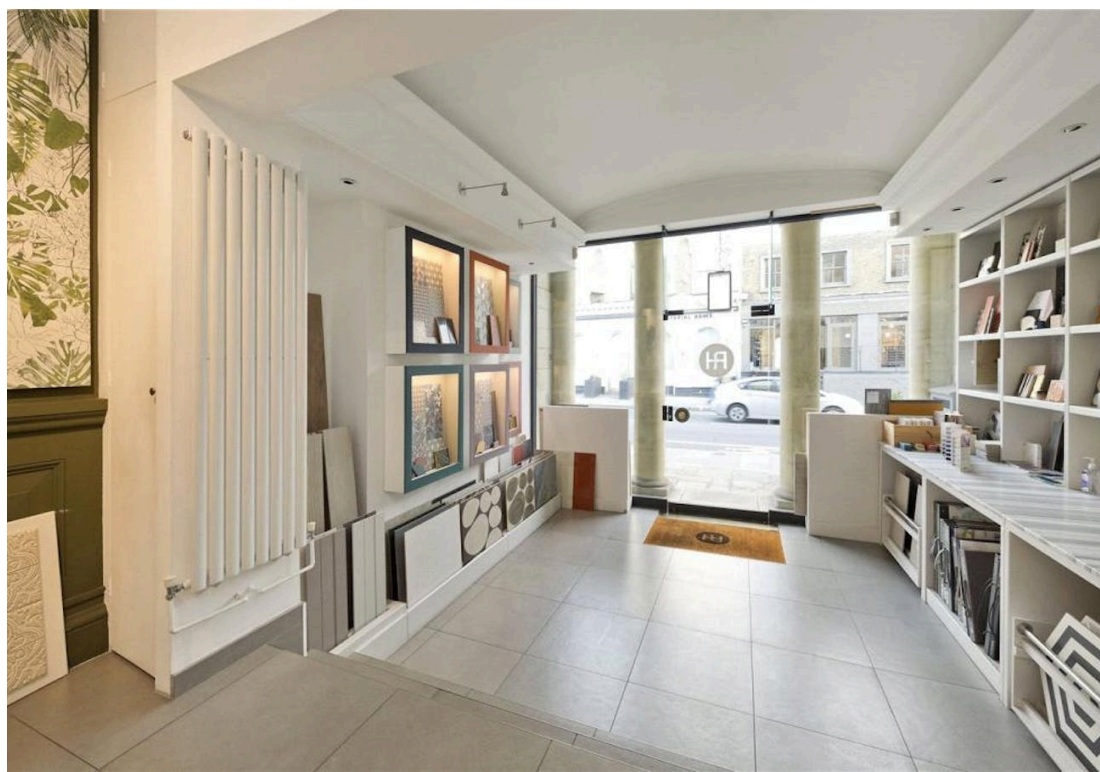
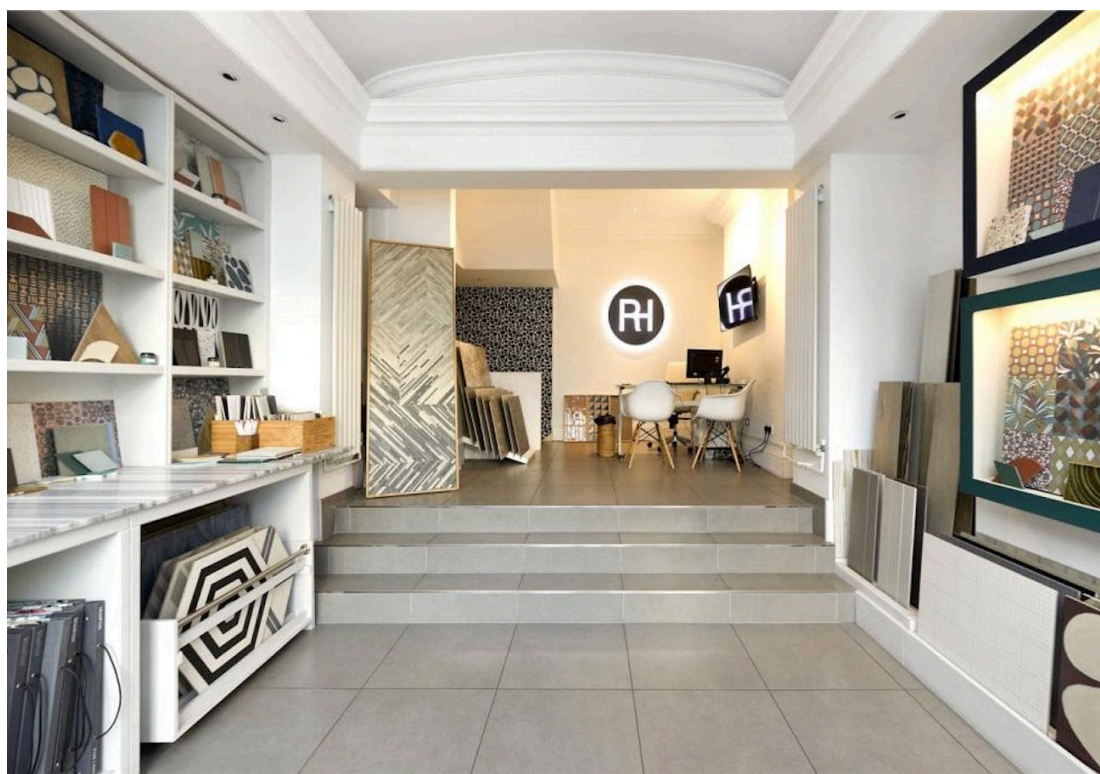
VAT: The premises is not elected for VAT.

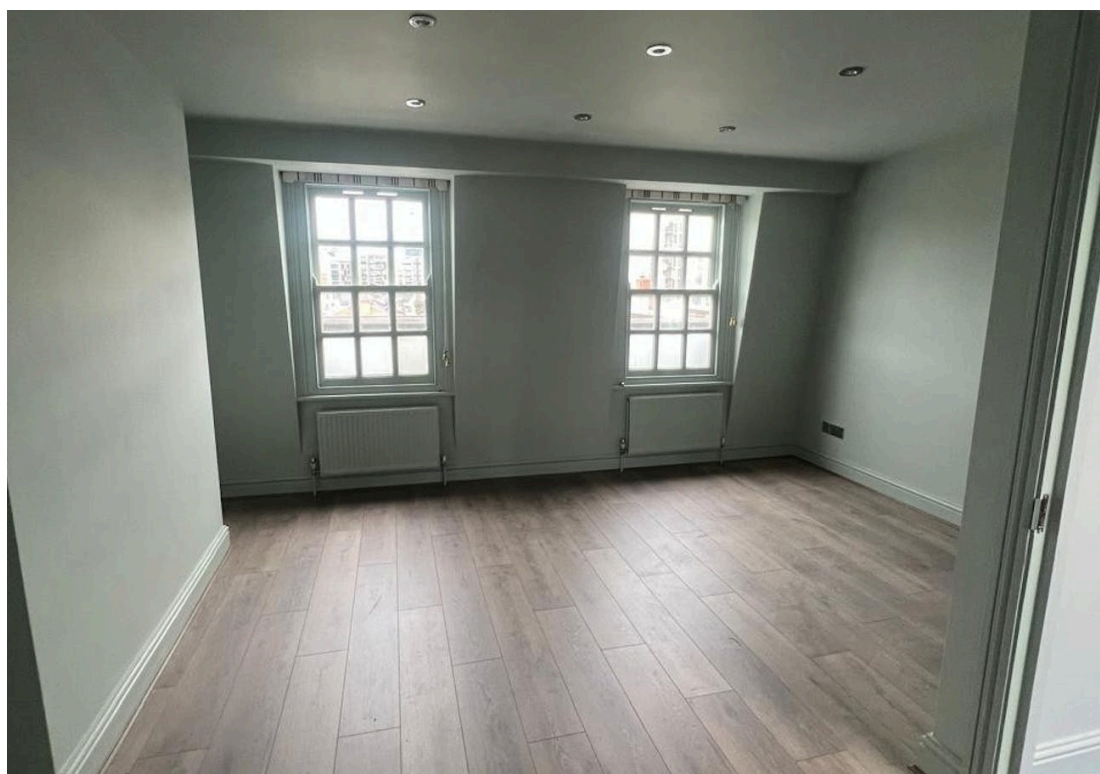
POSSESSION:

Full vacant possession upon completion.

LEGAL COSTS

Each party is to pay their own legal costs.

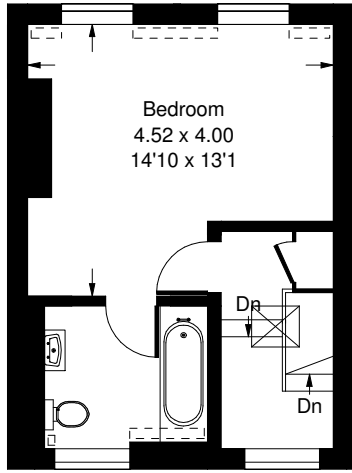




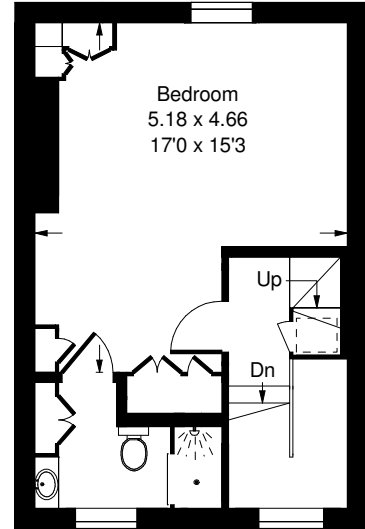


Kings Road, SW6

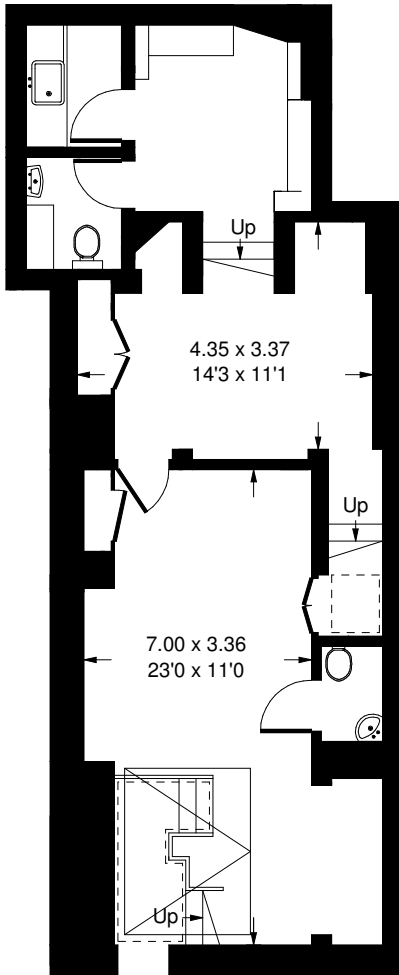
Approx. Gross Internal Area
 190.3 sq m / 2048 sq ft
 Mezzanine = 2.8 sq m / 30 sq ft
 Total = 193.1 sq m / 2078 sq ft



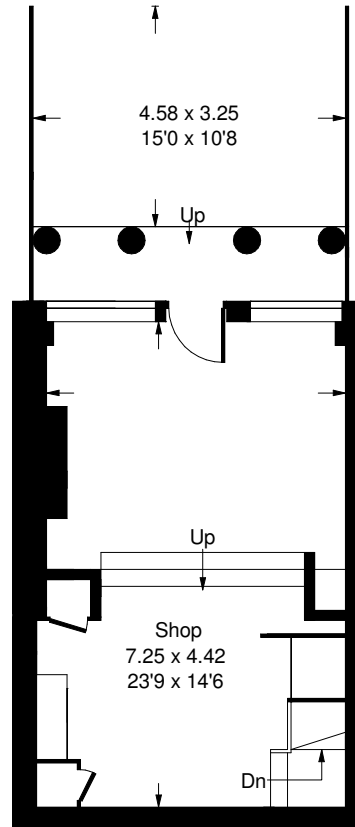
Third Floor



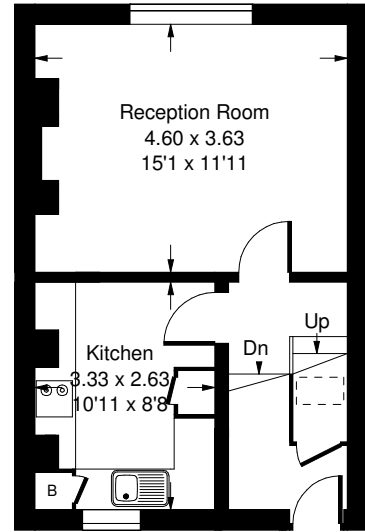
Second Floor



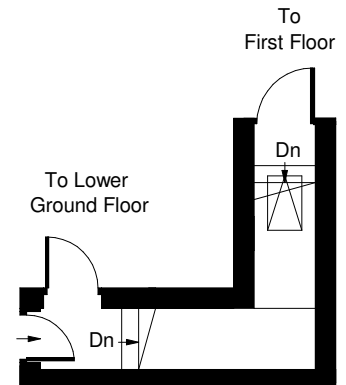
Lower Ground Floor



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.