
657 FULHAM ROAD LONDON SW6 5PY

Fully-fitted gallery with high-quality studio space



FOR SALE – MAY LET

mellersh
& harding

STUDIO
657

STUDIO 657



OD Consultants in Design
OOO Creative, Client & Consulting
B&B The Building & Construction

Specialist
Appointment Only
0784 9893 467



LOCATION

Fulham is one of West London's most fashionable neighbourhoods.

The area is well served by public transport with Fulham Broadway and Parsons Green underground stations providing direct access to London Victoria via the district line. Imperial Wharf overground station is situated to the south and provides services to Clapham Junction, Shepherd's Bush, and Euston.

The A4 is situated approximately 1 mile (1.6 km) to the north of Fulham, providing access to the M4 to the west and central London to the east. The A3 is accessible via Wandsworth Bridge Road, which provides direct access to the South Circular, M3 and in turn the M25 motorway.





SITUATION

The property is located on the Fulham Road, opposite the former Fulham Police Station which is currently being developed by the Rydon Group into a school to accommodate 800 pupils, nine new residential apartments and a new front counter service for the Metropolitan Police. There are numerous national retailers close to the property including Caffe Nero, Whole Foods, Pure Gym, Waitrose and many pubs and restaurants.





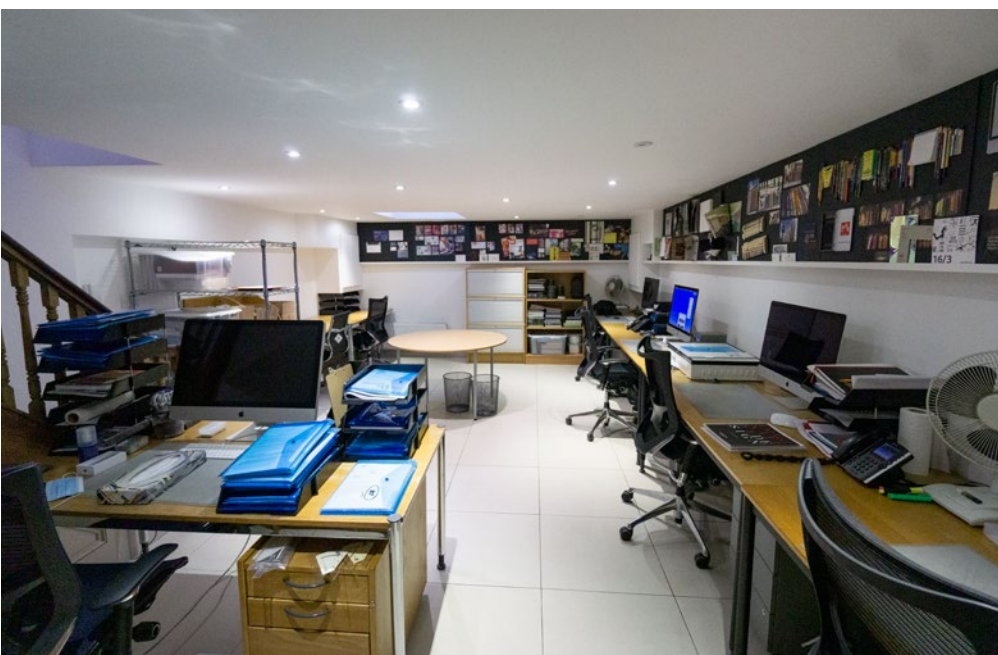


DESCRIPTION

The property has been fitted out to a high standard as a ground floor gallery incorporating a kitchen, WC, shower, and ancillary storage. The lower ground floor is used as a design studio with a separate kitchen and WC. The property benefits from separate access onto Cassidy Road.







PLANNING

The permitted use in the lease is as a retail shop within class A1 of the Town and Country Planning (Use Classes) Order 1987. From 1 September 2020, this use falls within Use Class E (Commercial, Business and Service), meaning a range of other commercial uses may be possible, including clinic, professional and financial services, restaurant/café, gym or office, subject to freeholder's consent.

ACCOMMODATION

The property provides the following Net Internal Areas:

Floor	Description	sq m	sq ft
Ground	Retail	31.0	333
	Ancillary	25.0	269
Lower Ground	Studio	29.1	313
	Ancillary	6.8	73
Total		91.9	988

TENURE

The property is held long leasehold for a term of 124 years from 28th February 2007 at a ground rent of £150 per annum.

TERMS

The property is offered with vacant possession. A letting may be considered.

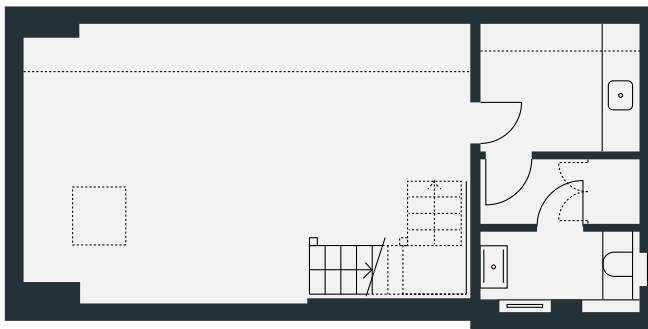
VAT

The property is elected for VAT and VAT will be charged on the purchase price.

EPC

The property has an Energy Performance Asset Rating of D93. A copy of the EPC certificate is available upon request.

CASSIDY ROAD



LOWER GROUND

FULHAM ROAD



GROUND



FURTHER INFORMATION

Should you wish to arrange an inspection or require further information, please contact the sole selling agents.

Jeremy Waterworth

Email: jwaterworth@mellersh.co.uk

Direct Dial: 020 7522 8504

Mobile: 07471 356565

David Mundy

Email: dmundy@mellersh.co.uk

Direct Dial: 020 7522 8513

Mobile: 07880 740507

PROPOSAL

Offers in excess of £550,000 are invited for the long leasehold interest, subject to contract.

**mellersh
& harding**