



38 New Kings Road Parsons Green SW6 4ST

COMMERCIAL PREMISES | NEW KINGS ROAD

Area: 1,366 FT² (127 M²)

Initial Rent: £28,000 PA



LOCATION
Parsons Green



AVAILABILITY
Immediately



TUBE
District line



PARKING
Street parking



BUS
Good links



FRONTAGE
Prominent



BASEMENT
Storage



NATURAL LIGHT
Good



USE CONSENT
Class E



AREA
1,366 sq.ft.



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LOCATION:

Located in a highly visible position on the New Kings Road in Parson Green, the available retail premises is positioned between Winkworth and Anita Lawrence Hair and Beauty spa.

Other nearby occupiers include Waitrose, Bailey & Sage, Hamptons and Knight Frank Space NK.

Parsons Green Tube station (District Line) is within a few minutes walk and sits between Fulham Broadway and Putney Bridge stations within Zone 2.

There are several bus routes into the West End, via Sloane Square and Knightsbridge as well as a number of Santander bike stands.

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
Ground Floor Sales	362	34
Rear Storage	168	16
Basement Storage	449	42
Yard	387	36
TOTAL	1,366	127

DESCRIPTION:

Ground floor retail premises extending to a total floor area of approximately 1,366 sq.ft.

Prominent store fronting New Kings Road is available for immediate occupation in a popular location appealing to independent retailers and restaurants.

The available premises were previously used as an off-licence under Class A1 the old Use Class Order. Under the new Class E of the new Use Classes Order 2020, effective from 01 September, we understand that this use will open up to include retail, financial and professional services, offices, gym/pilates/yoga and medical uses.

TENURE:

A new FRI lease to be agreed, incorporating periodic rent reviews.

VAT:

Applicable.

SERVICE CHARGE:

TBC.

RATES PAYABLE:

£12,863 pa.

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.



CONTACT:

Sophie Cordery

0207 924 4476

sophie.cordery@houstonlawrence.co.uk

www.houstonlawrence.co.uk

info@houstonlawrence.co.uk

OFFICES:

WANDSWORTH

0207 924 4476

10 Enterprise Way
SW18 1FZ

WIMBLEDON

0208 947 5050

11 Alexandra Road
SW19 7JZ