



45

HOLMEAD ROAD

45

Double Fronted Mews Property in Fulham / Chelsea for
Commercial or Residential Use (subject to planning)



Description

The subject property is a unique double fronted period building located on the popular residential street of Holmead Road on the Fulham and Chelsea border.

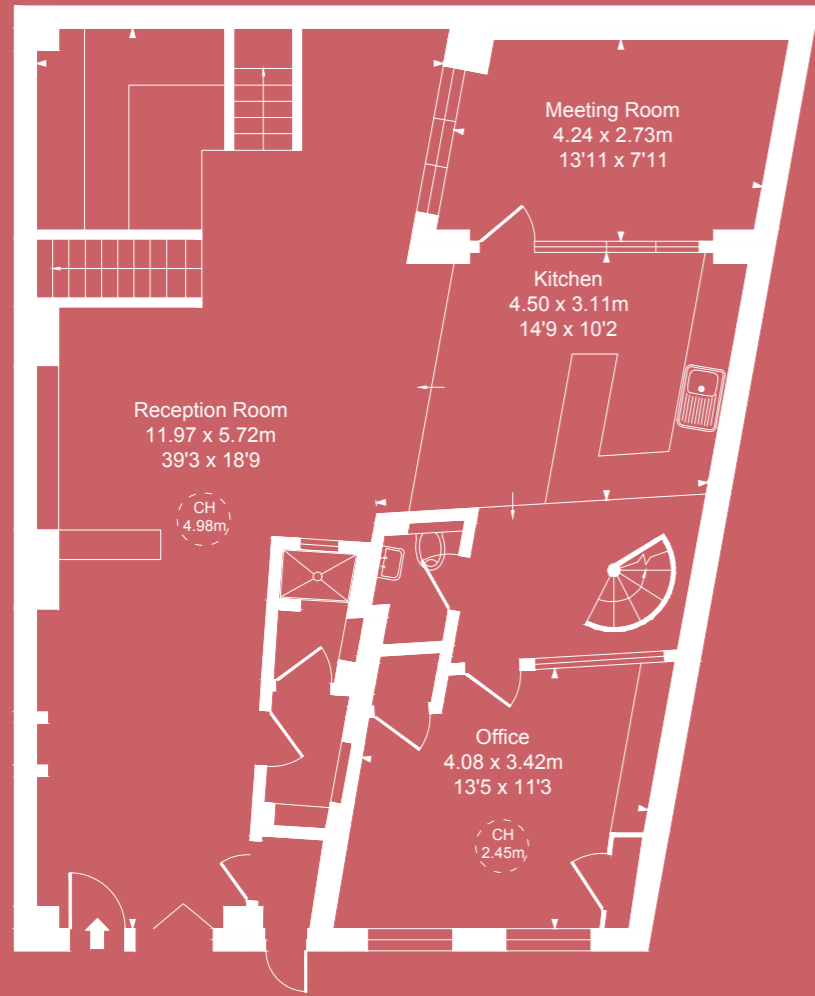
The property is currently used by an owner occupier as their offices. It benefits from a ground floor reception area which leads onto offices and a kitchen with a generous ceiling height of 4.98m in the reception area. The first and second floors offer further office space with a flat roof on the second floor. There are WC facilities at ground and second floors.

Location

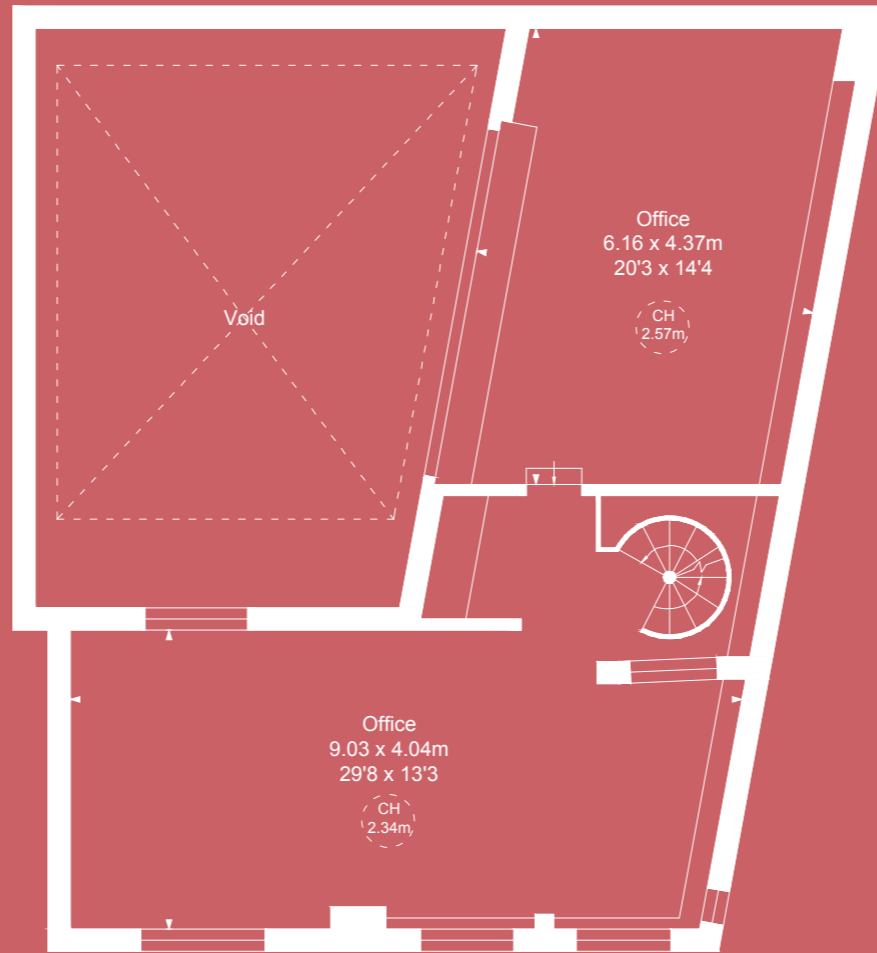
Holmead Road stretches from Fulham Road to King's Road and is well placed for the amenities of Fulham Broadway. The subject property is a 5-minute walk from Fulham Broadway (District Line and choice of bus routes). Nearby parks include Eel Brooke Common and Parsons Green.



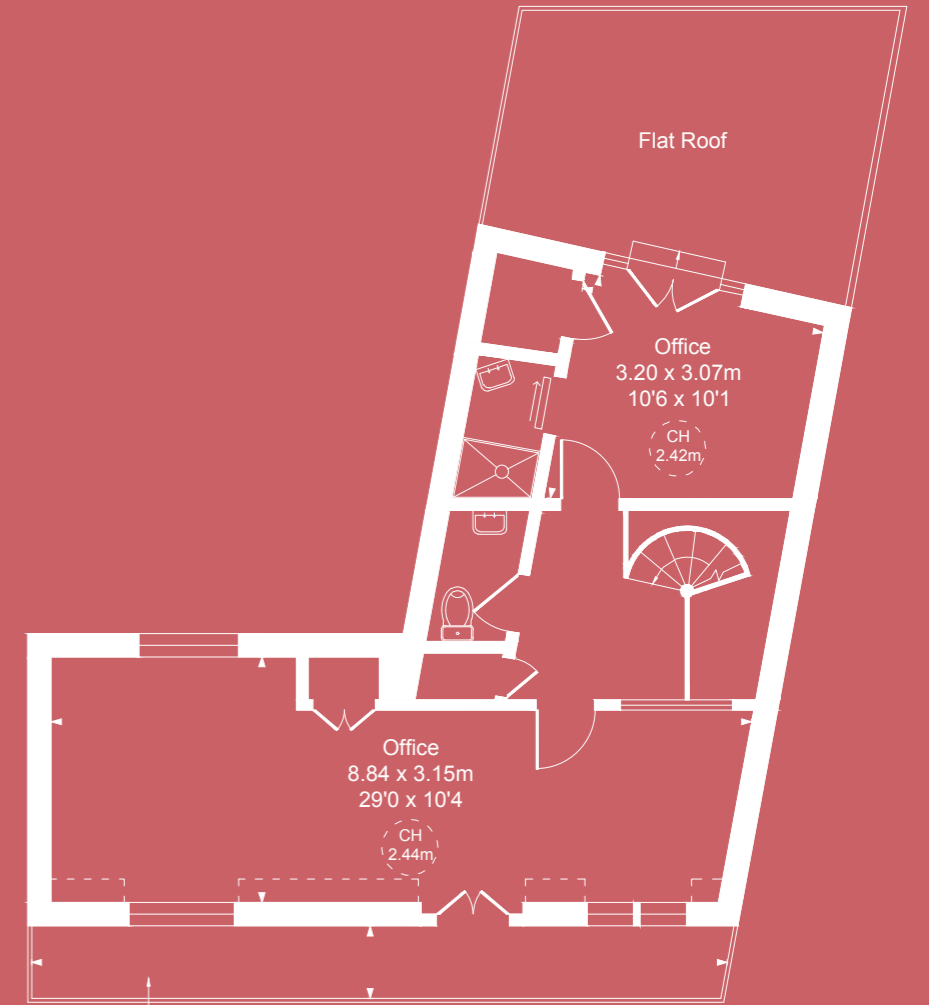
Floor Plans



Ground Floor



First Floor



Second Floor

Floor Areas

The property is arranged across ground, first and second floors comprising the following approximate net internal floor areas:

Floor	Size (sq. ft.)	Size (sq. m.)
Ground	1,286	119.47
First	786	73.02
Second	500	46.45
Total	2,571	238.94



Price

Upon Application

Tenancy

The property can either be sold with the current tenant in occupation on lease terms to be agreed or with vacant possession.

Tenure

Freehold.

Business Rates

The rateable value of the property is £75,700 as of 1 April 2023.

Interested parties are advised to contact the London Borough of Hammersmith & Fulham.

Legal Costs

Each party to be responsible for their own legal and professional costs.



Viewing & Further Information

For more information or to arrange an inspection, please contact joint sole agents Levy Real Estate or Beaufort Green:

Levy Real Estate - Commercial Enquiries

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