MERIDIAN CP
PARTNERS

Mixed Use For Sale

£1,650,000 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



MERIDIAN CP PARTNERS

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Summary
- Price: £1,650,000 Guide Price
- EPC: G (251)

Further information
- View Microsite

Contact & Viewings

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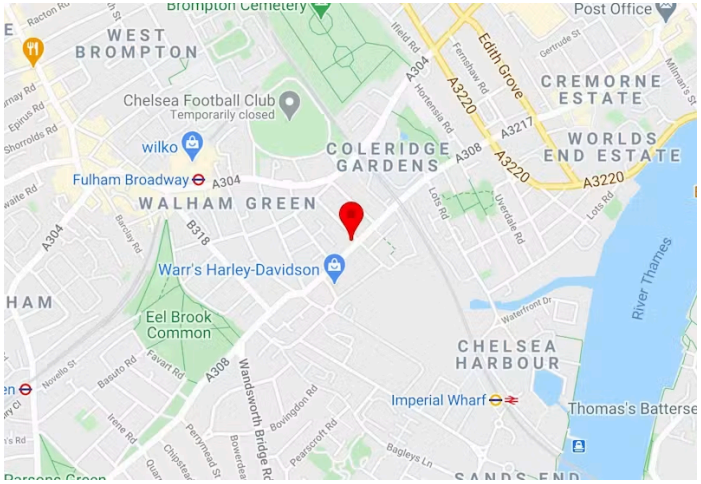
07414 281406
alex@meridiancp.co.uk





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 £43,200 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.

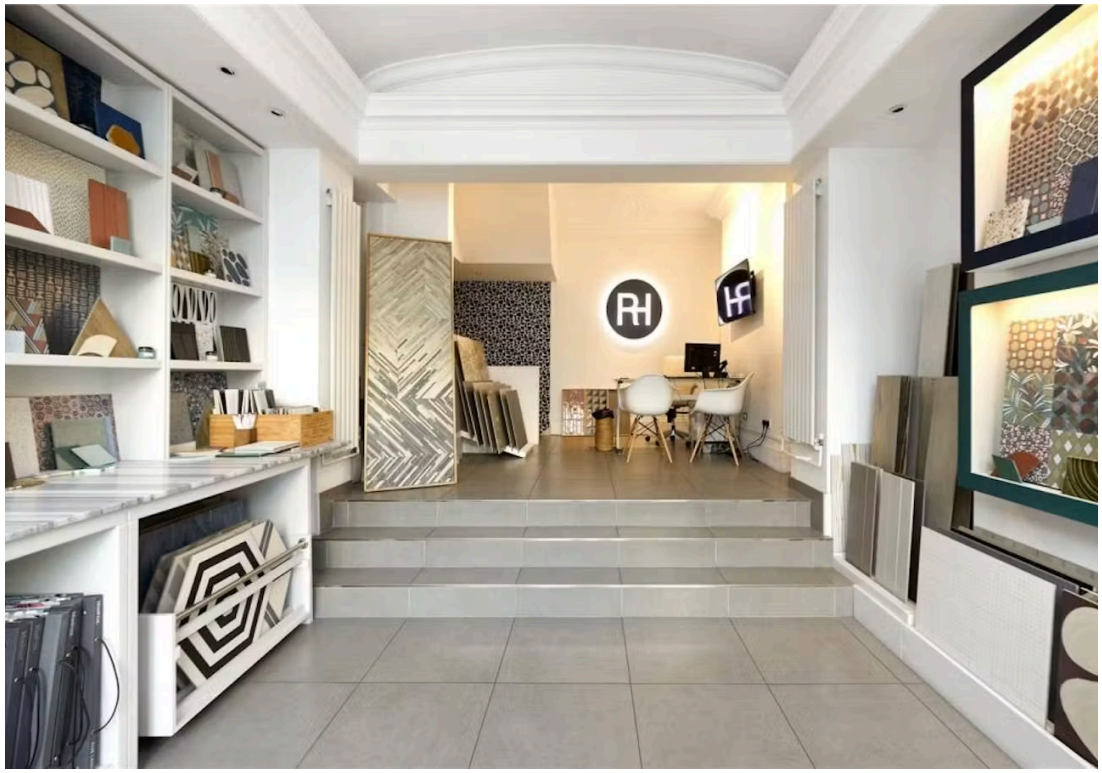
Terms
RATEABLE VALUE: £37,500 per annum (retail)
£4,400 per annum (offices)

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.

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.

















Energy performance certificate (EPC)

586 Kings Road
LONDON
SW6 2DX

Energy rating

G

Valid until 30 July 2025

Certificate number

0393-7138-2730-0200-6503

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

67 square metres

Rules on letting this property

You may not be able to let this property.

This property has an energy rating of G. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

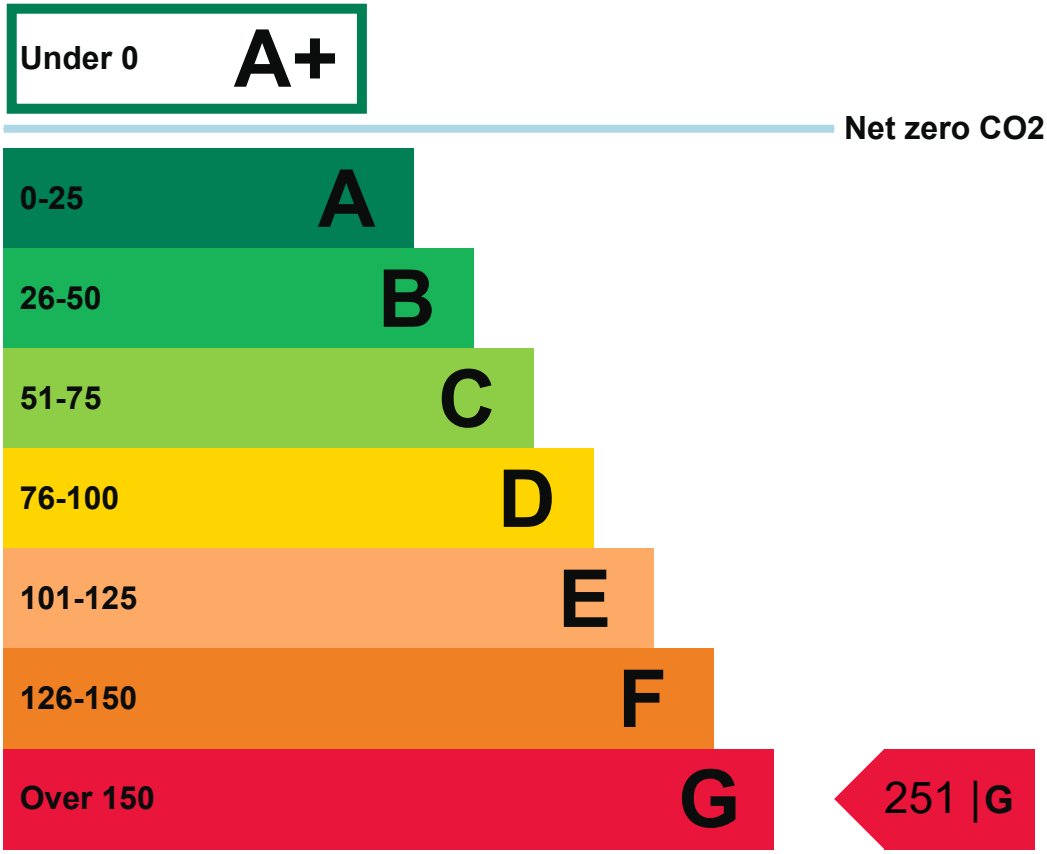
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read guidance for landlords on the regulations and exemptions (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

Properties can be let if they have an energy rating from A+ to E. The recommendation report sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is G.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

29 | B

If typical of the existing stock

85 | D

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Air Conditioning

Assessment level
3

Building emission rate (kgCO2/m2 per year)
326.32

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/0730-6923-0425-8070-1034).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name
Andy Watts

Telephone
01379 853451

Email
andy.watts@eacea.co.uk

Accreditation scheme contact details

Accreditation scheme
NHER

Assessor ID
SAVA001163

Telephone
01455 883 250

Email
enquiries@elmhurstenergy.co.uk

Assessment details

Date of assessment
30 July 2015

Date of certificate
31 July 2015

Employer
Braithwaite Energy

Employer address
T22 Hurlingham Studios, Ranelagh Gardens, London SW6 3PA

Assessor's declaration
The assessor is not related to the owner of the property.

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

Energy performance certificate (EPC)

586 KING'S ROAD LONDON SW6 2DX	Energy rating **D**	Valid until:	**18 July 2031**
		Certificate number:	**0943-0203-0509-0514-4500**

Property type

Top-floor maisonette

Total floor area

92 square metres

Rules on letting this property

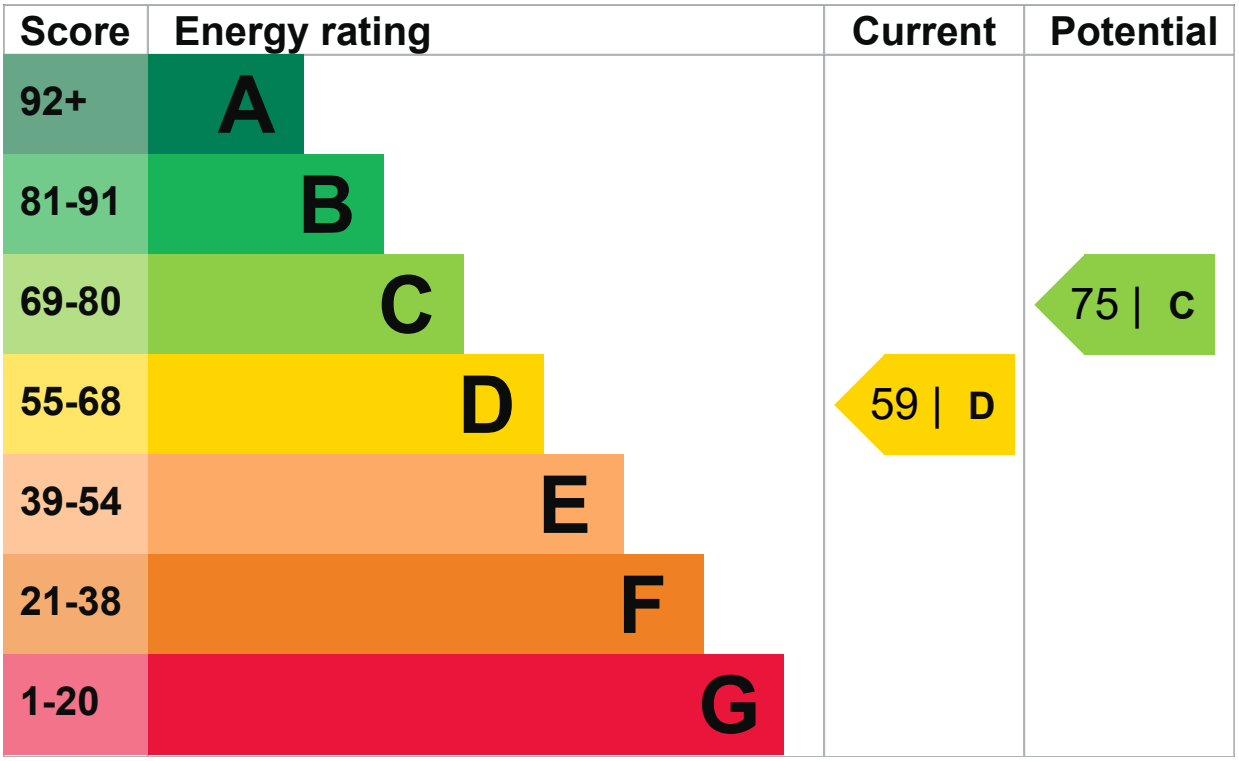
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Partial double glazing	Poor

Feature	Description	Rating
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 260 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces

6 tonnes of CO2

This property produces

4.2 tonnes of CO2

This property's potential production

2.2 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 2.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (59) to C (75).



▶ What is an energy rating?

Recommendation 1: Room-in-roof insulation

Room-in-roof insulation

Typical installation cost

£1,500 - £2,700

Typical yearly saving

£269

Potential rating after carrying out recommendation 1

71 | C

Recommendation 2: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£96

Potential rating after carrying out recommendations 1 and 2

75 | C

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£921

Potential saving

£365

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating

13569 kWh per year

Water heating

1971 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	408 kWh per year
Solid wall insulation	1732 kWh per year

You might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

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Assessor contact details

Assessor's name

Zorik Gasparian

Telephone

07713631268

Email
energycertificates@live.co.uk

Accreditation scheme contact details

Accreditation scheme
Quidos Limited

Assessor ID
QUID207454

Telephone
01225 667 570

Email
info@quidos.co.uk

Assessment details

Assessor's declaration
No related party

Date of assessment
15 April 2021

Date of certificate
19 July 2021

Type of assessment
▶ RdSAP

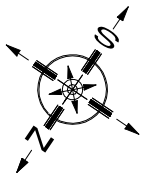
Other certificates for this property

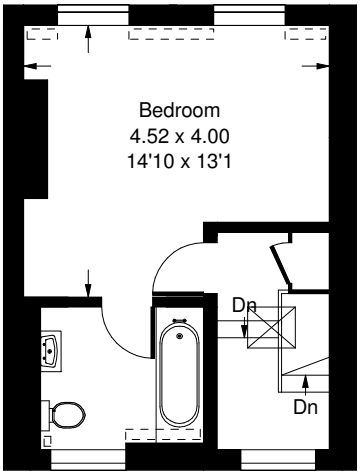
If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

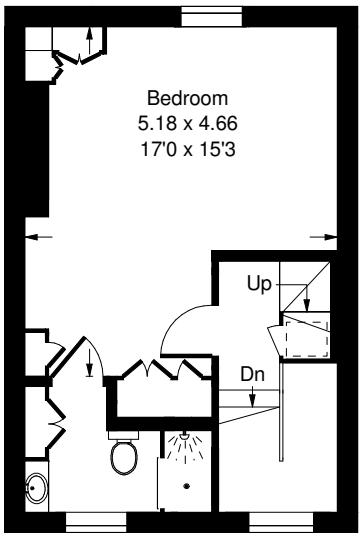
Kings Road, SW6

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

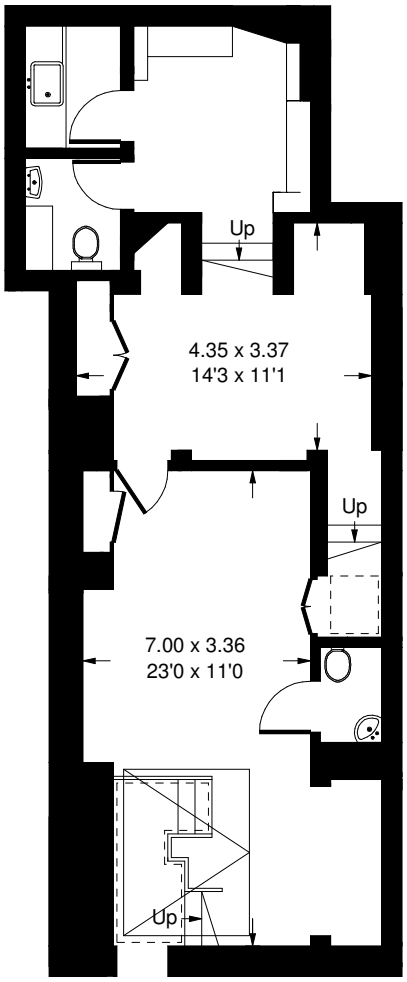




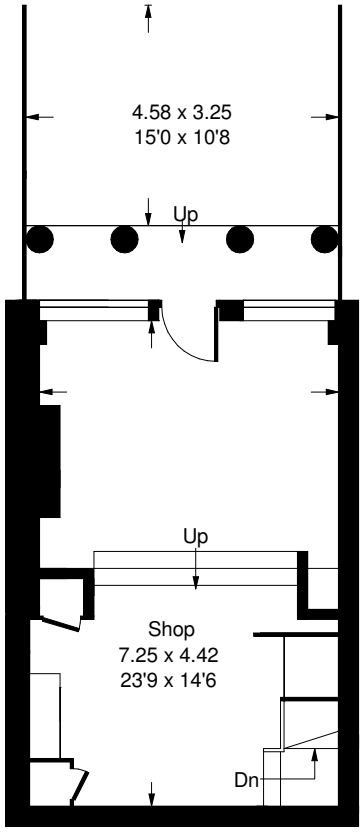
Third Floor



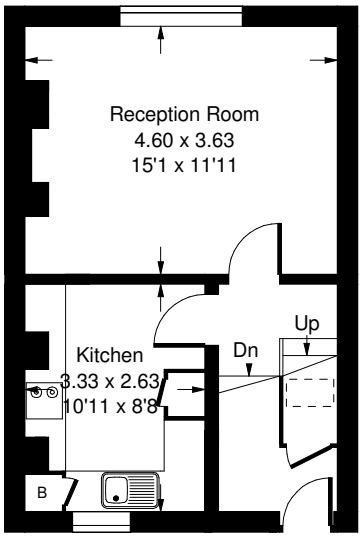
Second Floor



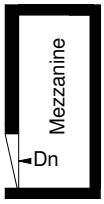
Lower Ground Floor



Ground Floor

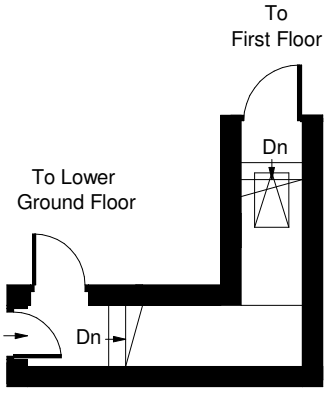


First Floor



Mezzanine

= Reduced headroom below 1.5 m / 5'0



Ground Floor

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.