

# Lot 7

1–6 Draycott Mews, New Kings Road,  
Fulham, London SW6 4LP

**\*Guide: £750,000**

Only £400 psf Freehold  
6 Self-Contained Commercial Mews Buildings  
6 week completion



## SITUATION

Located close to the junction with Munster Road, amongst such multiples as **Co-Op Supermarket, Starbucks, Chestertons, John D Wood** and a host of local traders, bars and restaurants. Parsons Green Underground Station (District Line) is under ½ mile distant and the recreational facilities of Hurlingham Park are a 5 minute walk away.

Fulham is an affluent and sought after area of south-west London, adjacent to Chelsea, and approx. ½ mile from Putney Bridge.

## PROPERTY

Comprising **6 Self-Contained Commercial Mews Buildings** each on ground and first or mezzanine floors.

The Freehold also includes No. 114 New Kings Road which includes the access gate and entrance to Draycott Mews at ground floor level along with a sold-off flat (No. 114a) for 999 years on the first and second floors.



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[Refer to the Auctioneers for the video tour of the property.](#)

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**£24,425 p.a. Plus  
2 Vacant Units**

The Surveyors dealing with this property are  
**Jonathan Ross and Steven Grossman**

## Vendor's Solicitors

Solomon Taylor & Shaw  
Tel: 020 7431 Ref: Gary Phillips  
Email: [gary@solts.co.uk](mailto:gary@solts.co.uk)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Unit 1 (Total GIA Approx. 390 sq ft <sup>1</sup> )	<b>Ground Floor</b> GIA Approx. 195 sq ft <b>First Floor</b> GIA Approx. 195 sq ft			<b>VACANT</b>	
Unit 2 (Total GIA Approx. 384 sq ft <sup>1</sup> )	<b>Ground Floor</b> GIA Approx. 192 sq ft <b>First Floor</b> GIA Approx. 192 sq ft	<b>Gallery Interiors (South East) Limited</b> (Used for storage/ ancillary use)	3 year Licence from 21st March 2023 (excl. s.24–28 of L & T Act 1954)	£7,000	The Tenant did not operate their year 2 Break Clause. <b>£1,750 Rent Deposit held.</b>
Unit 3 (Total GIA Approx. 250 sq ft <sup>1</sup> )	<b>Ground Floor</b> GIA Approx. 125 sq ft	<b>Aries Restaurants Limited</b> (Used for storage/ ancillary use)	1 year from 4th August 2025 (excl. s.24–28 of L & T Act 1954)	£5,000	<b>Mutual Break at any time on 30 days notice.</b>
	<b>First Floor</b> GIA Approx. 125 sq ft			Let with Unit 5	
Unit 4 (Total GIA Approx. 300 sq ft <sup>1</sup> )	<b>Ground Floor</b> GIA Approx. 150 sq ft	<b>Santa Maria Novella UK Limited</b> (Used for storage/ ancillary use)	2 years from 1st August 2025 (excl. s.24–28 of L & T Act 1954)	£5,300	<b>Mutual Break at any time on 30 days notice.</b>
	<b>First Floor</b> GIA Approx. 150 sq ft			Let with Unit 5	
Unit 5 (Total GIA Approx. 350 sq ft <sup>1</sup> )	<b>Ground Floor</b> GIA Approx. 175 sq ft <b>First Floor</b> GIA Approx. 175 sq ft	<b>Strange Music Limited</b> (Used for storage/ ancillary use)	Tenancy at Will (Also includes the First Floors of Units 3 & 4) (in occupation since 1st March 2017)	£7,125	<b>Note 1: It is understood the Tenant is vacating Unit 5 and the first floors of Unit 3 &amp; 4 on 30th November 2025.</b>
Unit 6 (Total GIA Approx. 201 sq ft)	<b>Ground Floor</b> GIA Approx. 129 sq ft <b>Mezzanine Floor</b> GIA Approx. 72 sq ft			<b>VACANT</b>	
No. 114A New Kings Road	<b>First &amp; Second Floor Flat above gated entrance to Draycott Mews</b> Not inspected	<b>Linea SW6 Ltd</b>	999 years from 12th August 2025	Peppercorn	FRI
<b>Total GIA of Units 1–6: 1,875 sq ft</b>				<b>Total: £24,425 Plus 2 Vacant Units</b>	

<sup>1</sup>Area provided by Vendor.

**Note 2: The Units may lend themselves to Residential Use, subject to obtaining possession of Units 2 to 5 and the necessary consents.**



