LONDON SW6 – FULHAM BROADWAY – 24-32 VANSTON PLACE

A3 OPPORTUNITY – SUBJECT TO VACANT POSSESSION
NATIONAL GYM OPERATOR NOW EXCHANGED ON THE FORMER M&S SIMPLY FOOD

Location
The subject premises are well located on Vanston Place, close to the junction with Fulham Road. Fulham Broadway station is only a short walk away with District Line services regularly running into Central London with a journey time of 10-15 minutes.

Located adjacent to Vagabond Wines, other nearby retailers include Cote, Drakes of London, Caffé Nero and The Ultimate Travel Co.

Demise
The property is arranged over ground floor only, providing the following approximate areas:

| Ground Floor | 3,117 sq ft | 289.58 sq m |

Tenure
A new 10 year effective FRI lease, subject to an upward only rent review at year 5. Subject to vacant possession.

Rent
On application.

Rates
Rateable Value: £116,000

Interested parties are advised to make their own enquiries to the Local Authority.

EPC
Available upon request.