Location
The subject premises are located in a prominent position on Fulham Road in West London, a short walk from Parsons Green station.

Located immediately adjacent to Heartcore and Vizability, other nearby retailers include Oxfam, The Pottery Cafe, Gail’s Bakery and Lea & Sandeman (opening soon).

Demise
The property is arranged over ground floor and basement providing the following approximate areas:

<table>
<thead>
<tr>
<th>Area</th>
<th>Size (sq ft)</th>
<th>Size (sq m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>1,406</td>
<td>130.62</td>
</tr>
<tr>
<td>Basement</td>
<td>1,348</td>
<td>125.20</td>
</tr>
<tr>
<td>Total</td>
<td>2,754</td>
<td>255.82</td>
</tr>
</tbody>
</table>

Tenure
A new effective FRI lease, contacted outside of the Landlord & Tenant Act 1954 for a term of years to be agreed.

The property is available subject to vacant possession and due to relocation. Staff are unaware.

Rent
£75,000 per annum exclusive.

Rates
Rateable Value: £49,000

Interested parties are advised to make their own enquiries to Hammersmith & Fulham Council - 020 8748 3020.

EPC
Available upon request.
Misrepresentation Act - Robinson Webster act for themselves and for the vendors and lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Robinson Webster has any authority to make or give any representation or warranty in relation to this property.