



ROBINSON WEBSTER



LONDON SW6 – 725 FULHAM ROAD

A1 RETAIL OPPORTUNITY (SUBJECT TO VACANT POSSESSION)
ALTERNATIVE USES MAY BE CONSIDERED SUBJECT TO PLANNING

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:

Ground Floor:	1,406 sq ft	130.62 sq m
Basement:	1,348 sq ft	125.20 sq m
Total:	2,754 sq ft	255.82 sq m

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
Rates Payable (18/19):	£24,059 p.a.

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

EPC

Available upon request.

Further Information

For further information or to arrange a viewing please contact:

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50 metres

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