



ROBINSON WEBSTER



LONDON SW6 – 739A FULHAM ROAD

A1 RETAIL OPPORTUNITY (SUBJECT TO VACANT POSSESSION)

Location

The subject premises are located on the junction of Epple Road and Fulham Road in West London, a short walk from Parsons Green station.

Located immediately adjacent to **Gail's Bakery**, other nearby retailers include **Oxfam**, **The Pottery Cafe**, **Brissi**, **Parson's Nose Butcher** and **Urban Budda**.

Demise

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

Ground Floor:	559 sq ft	51.93 sq m
Basement:	626 sq ft	58.16 sq m
Total:	1,185 sq ft	110.09 sq m

Tenure

A new 5 year effective FRI lease, contacted outside of the Landlord & Tenant Act 1954 and subject to a mutual break option in year 3.

Rent

£30,000 p.a. exclusive.

Rates

Rateable Value:	£23,750
Rates Payable (18/19):	£11,400 p.a.

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

EPC

Available upon request.

Further Information

For further information or to arrange a viewing please contact:

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50 metres



North

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