

VDBM

Chartered Surveyors

30A Green Lane
Northwood
Middlesex
HA7 2QB

Tel: 01923 845222

Email: property@vdbm.co.uk

Web: www.vdbm.co.uk

- Commercial Agency
- Acquisitions
- Property Management
- Property Investment
- Rent Reviews
- Lease Renewals
- Rating Appeals
- Valuations
- Dilapidations
- Building Repairs
- Compulsory Purchase
- Consultancy
- Regulated by RICS
- Registered Valuers

82 FULHAM PALACE ROAD HAMMERSMITH W6 9PL



- **NO PREMIUM**
- **BUSY CORNER LOCATION**
- **CLOSE TO BROADWAY**
- **NEW LEASE**
- **RENT £27,500 PAX**

LOCATION

On a prominent corner position on the very busy Fulham Palace Road, just south of Hammersmith Broadway. Transport links are very nearby and the footfall is very high here with high density working and resident population.

DESCRIPTION

This is currently trading as a coffee shop/café, with bright and airy public area. There is a rear kitchen and downstairs there is a good basement for additional storage and potentially larger preparation area. WC in basement. Suitable for a wide variety of uses

ACCOMMODATION

Café	400sq ft
Kitchen & stores	225sq ft
Basement Prep/Stores	<u>730sq ft</u>
Total	1,355sq ft

TERMS

A new Full Repairing & Insuring lease is available for a term to be agreed. No premium is required.

RENT

£27,500 per annum exclusive.

BUSINESS RATES

Our enquiries show that the premises are assessed for rating purposes as follows:-

Rateable value £20,750
Rates payable £10,188 (2019/20)

For verification purposes, prospective occupiers are advised to make their own enquiries.

LEGAL COSTS

The ingoing tenant to bear the landlord's reasonable legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of C (57).

VIEWING

Strictly by appointment through VDBM on 01923 845222