

London SW10

303 Fulham Road

A1 SHOP TO LET



Location

The shop is located on the south side of Fulham Road in the area known as "The Beach" near the crossroads with Beaufort Street and Drayton Gardens. Nearby occupiers include **Joe & The Juice, Notoora, Fake Landscapes, Sophie's Steakhouse, Marks & Spencer, Sainsbury's** and **Ella Di Rocco**.

Accommodation

The premises is arranged over ground and basement floors with the following approximate areas:

Ground Floor	555 sq ft	51.55 sq m
Basement	742 sq ft	68.93 sq m
TOTAL	1,297 sq ft	120.49 sq m

Rear Courtyard	424 sq ft	39.38 sq m
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Tenure

This is on the basis of offering a new 10 year term to be contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954 with the rent subject to annual RPI increases. We expect to grant between 3-6 months' rent free.

Rent

£70,000 per annum exclusive.

Timing

The unit is available subject to Vacant Possession.

Rates

We have been verbally advised by the local rating authority:

Rateable Value (2017)	£57,000
Rates Payable (2018/2019)	£28,101

(Interested parties are advised to make their own enquiries with the relevant local authority.)

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

Available on request.

Viewing & Further Information

Strictly by prior arrangement

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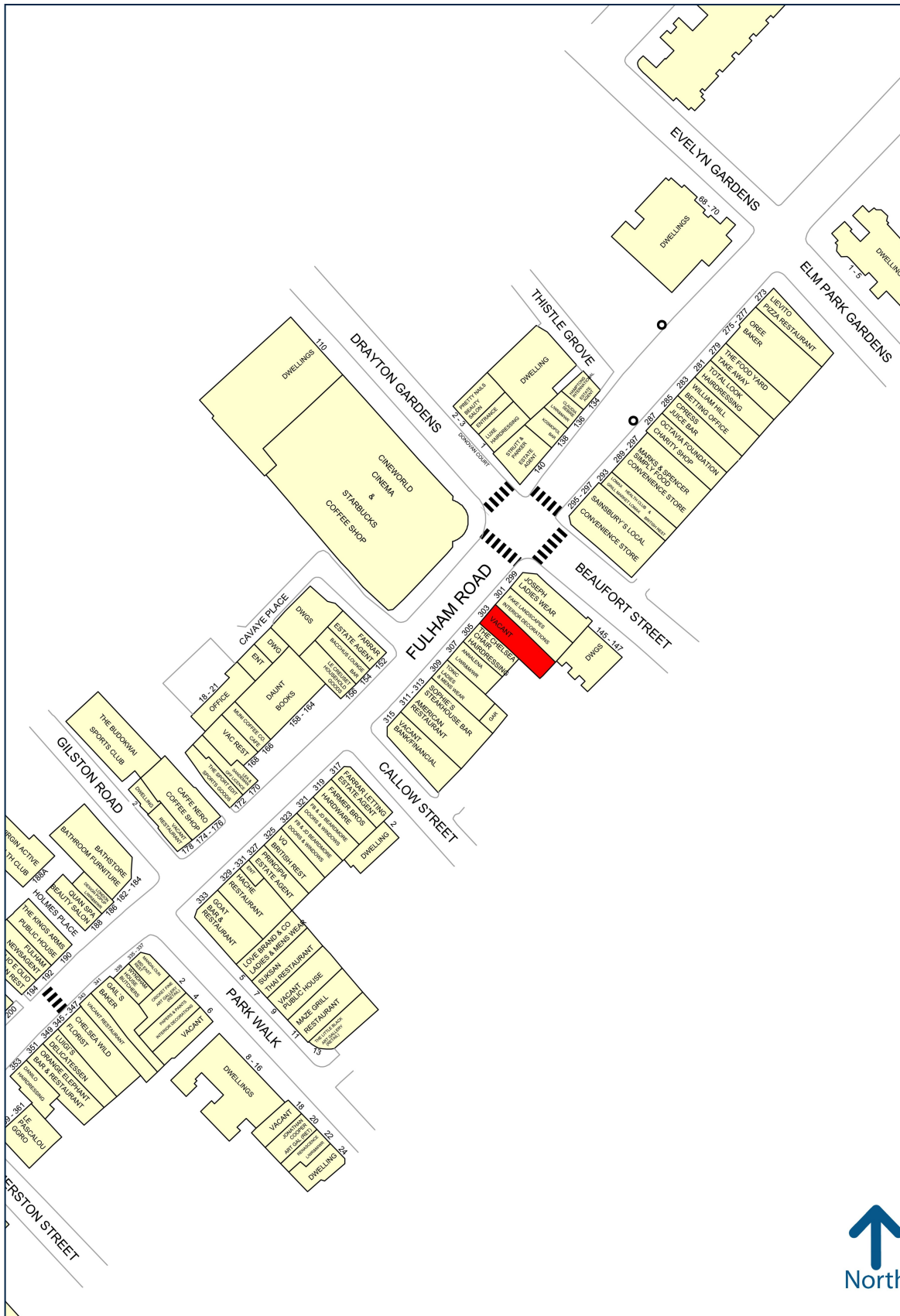
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