

BISHOPS PARK HOUSE 25-29 FULHAM HIGH STREET LONDON SW6 3JH

RETAIL SHOWROOM OPPORTUNITY

APPROX 3,161 SQ FT / 296 SQ M plus rear patio and parking

ALTERNATIVE USES SUBJECT TO PLANNING, POTENTIAL D OR B CLASS



LOCATION

Bishops Park House is prominently located on the north side of Fulham High Street between the junctions of Fulham Road and New Kings Road, close to Putney Bridge (District line) underground station and in this highly regarded residential area. Other occupiers include C.P.Hart Bathrooms, Living Space Furniture Showroom, Andrews Office Furniture, Circa Vintage Clothing, Darlings of Chelsea and Laurence Pigeon Kitchen Showroom.

AVAILABILITY

The premises comprise a ground floor showroom with frontages either side of the central office entrance for the upper parts. The premises are currently used as an interior design showroom and offices and there is rear parking and access available.

The accommodation extends to approximately 3,161 sq ft and is being reinstated mainly to open plan with 2 rear offices and a kitchen in the basement.

Subject to contract and exclusive of VAT if applicable

Important - Hargreaves Newberry Gyngell Limited (HNG) give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Hargreaves Newberry Gyngell Limited (HNG) has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

7-10 Chandos Street
Cavendish Square
London W1G 9DQ
T 020 3205 0200
F 020 3205 0201
info@hng.co.uk
www.hng.co.uk

TERMS

The premises are available on new lease directly from the freeholder.

GUIDE RENT

£95,000 per annum exclusive, payable quarterly in advance.

BUSINESS RATES

The premises are located in London Borough of Hammersmith and Fulham, tel 020 8753 6681 who must be contacted to verify the following information:-

| | |
|----------------|-------------------------------------|
| Rateable Value | £62,500. |
| Rates Payable | £31,500 per annum for year 2019/20. |

SERVICE CHARGE

On application

FLOOR PLANS





Rear access leading from the car park

[ENERGY PERFORMANCE CERTIFICATE \(EPC\)](#)

To be assessed

[TIMING](#)

The premises are immediately available.

[FURTHER INFORMATION](#)

From joint sole agents.

Steven Ossack
Steven Ossack Associates
Tel: 020 8346 4695

Mark Belsham
HNG 0203 205 0200
M: 07973 372 698