



RETAIL UNIT CLOSE TO FULHAM BROADWAY UNDERGROUND  
TO LET £35,000 PER ANNUM  
651 FULHAM ROAD, LONDON, SW6 5PU





- APPROX. 981 SQ. FT (91,13 SQ.M) GROUND AND BASEMENT
- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- 0.2 MILES FROM FULHAM BROADWAY UNDERGROUND STATION
- CLASS E - VARIOUS USES CONSIDERED

### Location

The property is located on Fulham Road (A304), and occupies a strong corner position at its junction with Cassady Road. It forms part of a single-sided commercial parade situated beneath a residential dwelling. Ravensworth Court residential block is positioned opposite the unit. Public transport links are accessible, with Fulham Broadway and Parsons Green Underground Stations (District Line) both being 0.3 miles from the property. Notable brands close by include Leyland SDM, Waitrose, Artisan Coffee, Sainsbury's Local and Brooklyn Pizza Crew.

### Description

The property is a lock-up shop arranged over ground floor and basement which was formerly trading as a juice bar. It is largely open plan at ground level, there is also a WC to the rear of the ground floor and to the rear wall there is access door from the shared rear yard. Additionally, there is a spacious basement level for storage and alternative uses.

### User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

### EPC

A new Energy Performance Certificate has been commissioned and will be available shortly.

### Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £21,500; however interested parties should make their own enquiries.

### Local Authority

London Borough of Hammersmith & Fulham.

### Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor	47.56	512
Basement	43.57	469
<b>Total</b>	<b>91.13</b>	<b>981</b>

### Rent

£35,000 per annum, exclusive of VAT and other outgoings.

### Terms

A new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

### Service Charge

There is no service charge, and repairs are currently dealt with on an ad hoc basis. The landlord reserves the right to implement a service charge.

### Legal

Each party to bear its own legal costs.

### VAT

The property has not been elected for VAT.

### AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

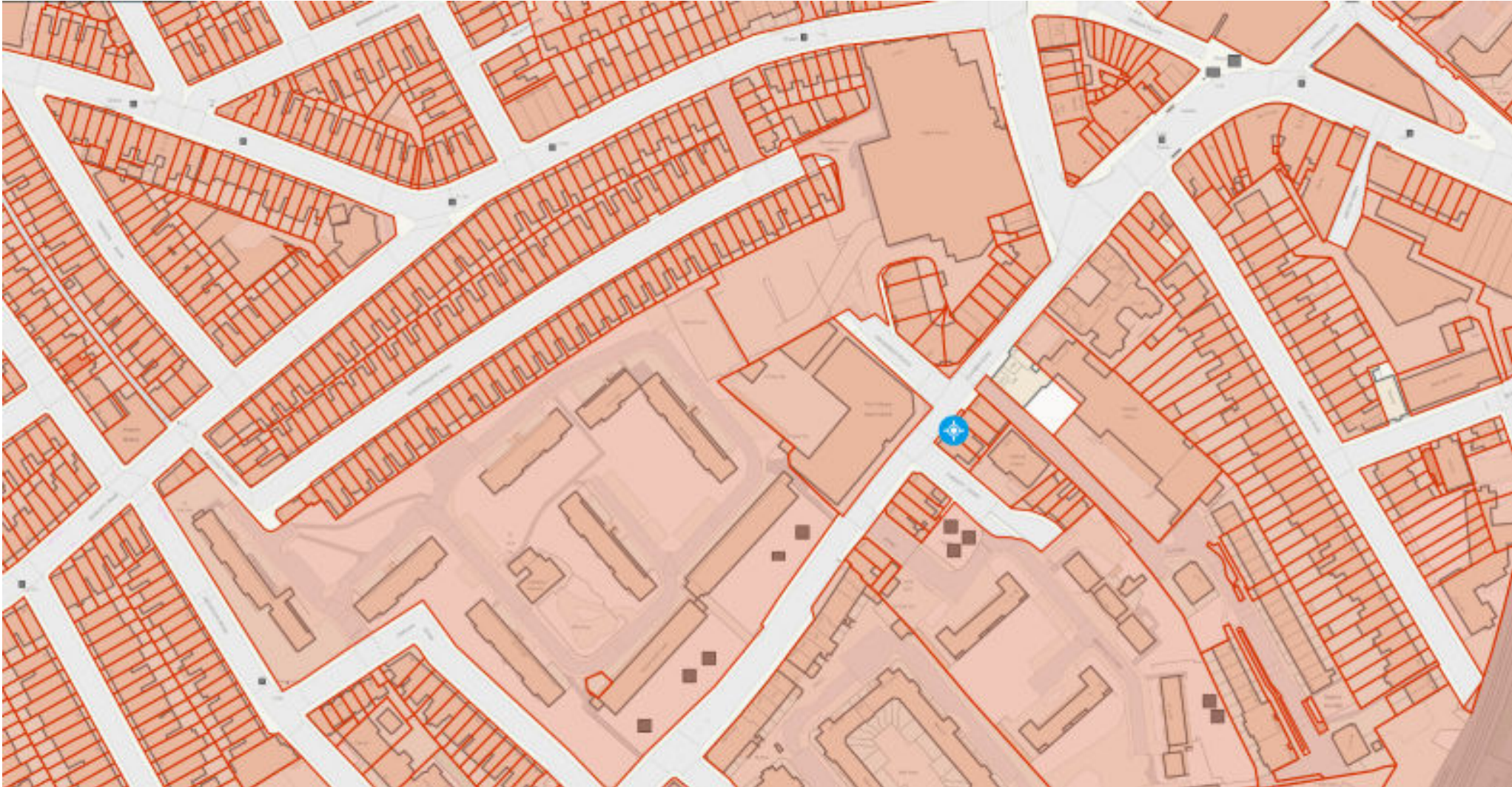
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**Viewing**

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

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