

Fulham Road, Parsons Green SW6

Shop & Basement To Let

Currently fitted as a bakery 1,219 sq ft



Ground floor and basement, 771 Fulham Road, London SW6 5HA

Situation & Location The property is situated on the southern side of Fulham Road, close to the junction with Pursers Cross Road. It thus forms part of a busy neighbourhood shopping centre serving the affluent resident population. Parsons Green Underground (District Line) is close by. Please see location plan below.

Description & Accommodation The property comprises a self-contained ground floor and basement retail unit, currently fitted as a bakery, providing the following approximate floor areas:-

Ground floor sales	466 sq ft	43.3 sq m
Ground floor prep/kitchen	422 sq ft	39.2 sq m
Basement office stores	331 sq ft	30.76 sq m

Rent **£35,000** per annum exclusive, payable quarterly in advance, subject to five yearly upward only reviews

Lease A new lease is available for a term of up to 10 years

Common Expenses Tenant will bear a fair proportion of the cost of maintaining and insuring building structure.

Legal Costs Each party to bear their own **EPC rating** 72 Band C

Business Rates The local authority has verbally informed us that the rateable value for the premises is £34,500 and the rates payable for the current year ending 31/03/27 are £14,904. Interested parties should make their own enquiries and confirm: - London Borough of Hammersmith and Fulham

VAT Will not apply **Possession** Immediate upon completion of legal formalities

Contact Sole agents: JMW Barnard LLP 17 Abingdon Road, London, W8 6AH.

Tel: 0207 938 3990 Jeremy Barnard jb@jmwbarnd.com

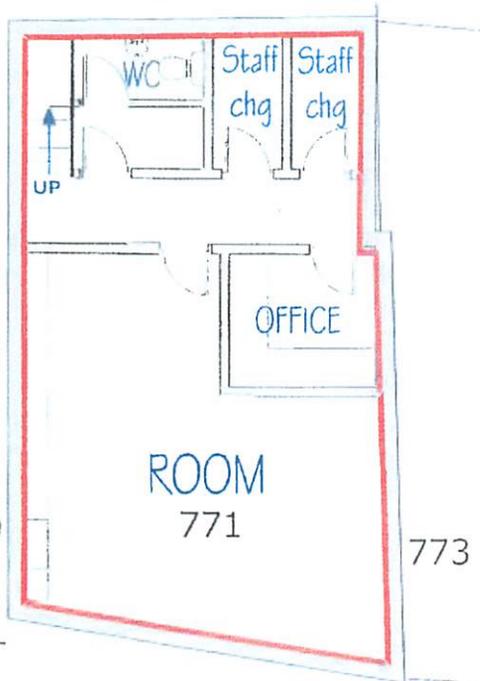
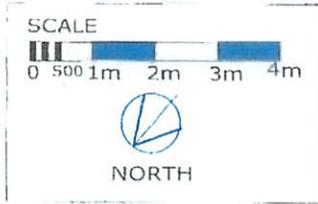
SUBJECT TO CONTRACT AND STATUS

Important Notice: Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties should satisfy themselves as to condition of property; presence of dangerous or deleterious materials; or functioning of services, which have not been tested. Unless otherwise stated all rents and prices are exclusive of VAT, where applicable.

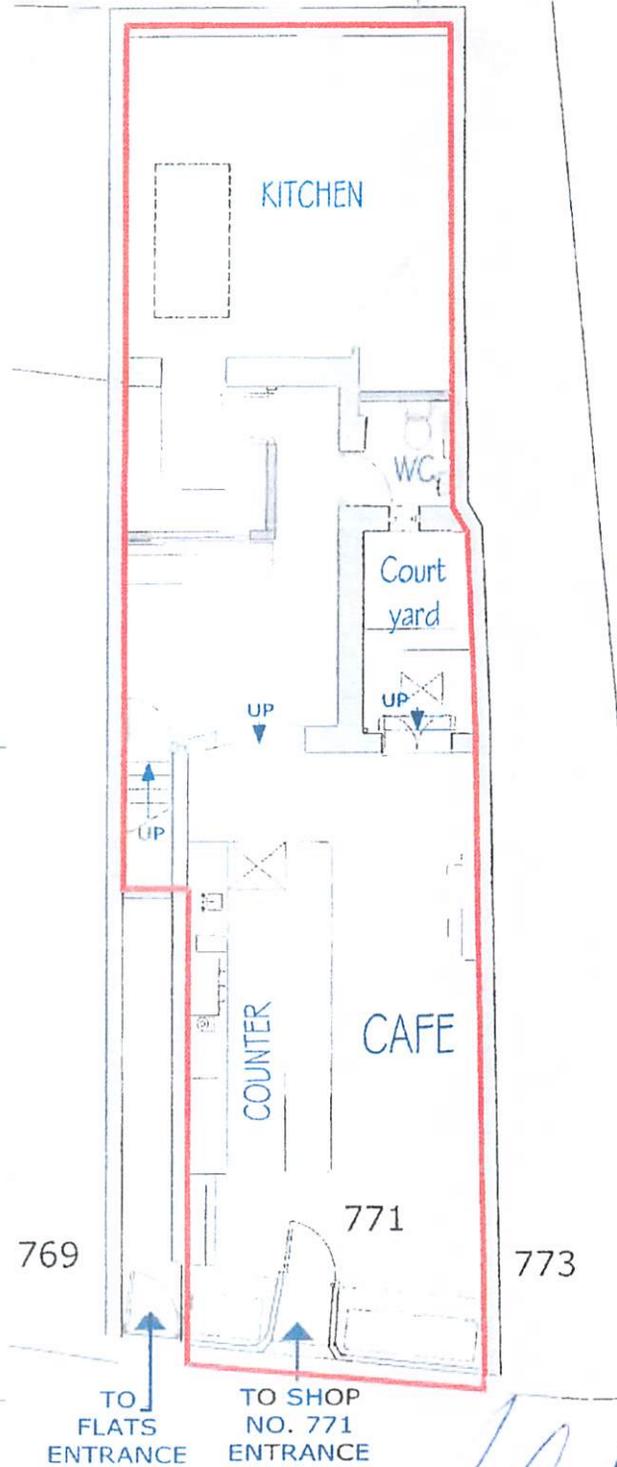
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LOCATION PLAN
SCALE 1:1250



BASEMENT FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100

FULHAM ROAD

FULHAM ROAD

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771 FULHAM ROAD LONDON SW6 5HA	BASEMENT AND GROUND FLOOR LEASE PLAN	Date: 30-SEPT-2017	Scale: 1:100	Sheet: A4	 Boham Consult Limited 833 LEA BRIDGE ROAD London E15 7TB Tel: 02030523774 Fax: 02032228990 Email: info@bohamconsult.com www.kandridgebybohamconsult.com
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