

K C L



MMXX
EST

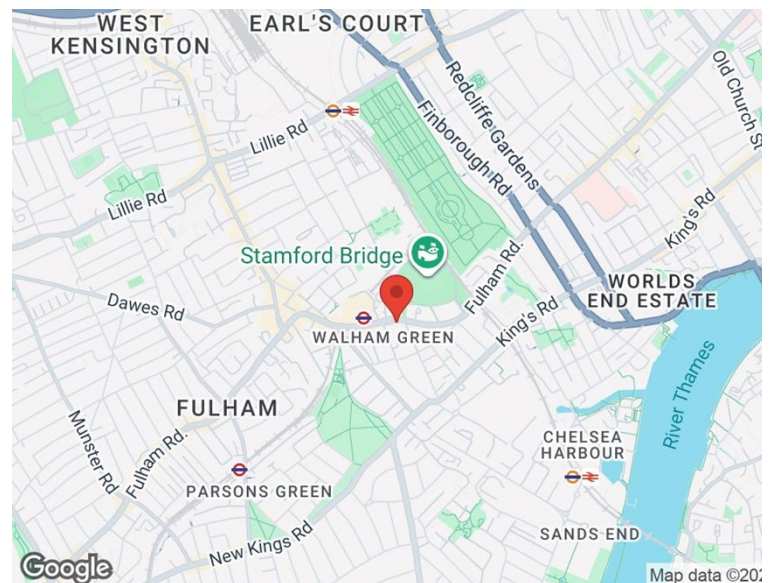


517-523 Fulham Road, London, SW6 1HD

A TRIPLE FRONTED RETAIL / LEISURE PREMISES ON FULHAM BROADWAY
TO LET

Area: 3,425.00 FT² (318.19M²) Rent: £97,500 per annum, exclusive of VAT

- Glazed triple frontage
- Good ceiling height
- x2 open plan ground floor areas
- Open plan basement area
- x 3 W/C's
- Shell & Core





517-523 Fulham Road, London, SW6 1HD

LOCATION:

The premises are situated in a mixed-use parade of shops and uppers, on the southerly side of Fulham Road, in between the junctions with Britannia Road and Waterford Road. This section of Fulham Road runs directly into Fulham Broadway and benefits from footfall generated by the Fulham Broadway Shopping Centre and Chelsea Football Stadium, which is adjacent to the site. Other local businesses include, Elizabeth Anderson Dance, Kona Kai (bar), Sichuan PoPo, Barbarella, Bruschetta Pizzeria Italian, Nando's, Wagamama, Wendy's, Yori, Pho, Taco Bell, German Donna Kebab, Fishy Delishy, Zia Lucia Pizza, Walham Green JD Weatherspoon, Gails Bakery, Starbucks, Laser Clinics UK and Sainsbury's. Public transport is accessed via Fulham Broadway (District line).

LOCAL AUTHORITY: Hammersmith & Fulham

DESCRIPTION:

A ground floor and basement premises formed from part of a 4 storey, purpose built, mixed-use building in the Victorian style. The ground floor has a fully glazed frontage and is accessed via central double doors direct from Fulham Road. The communal entrance lobby leads to an open plan ground floor retail area. Stepped down to the rear is a lower-level open plan area with high ceilings and skylights. A core stairwell to the rear of the lobby provides access to a W/C, before block descending to a further open plan area punctuated by columns. The basement is served by another W/C block. Shell and core condition.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	1,656.00	153.85
Basement	1,769.00	164.35
TOTAL	3,425.00FT²	318.19M²

FLOOR PLAN: [Click Here](#)

LEASE TERMS:

To grant a new FRI Lease outside the Landlord & Tenant Act 1954 for a term to be negotiated.

RENT: £97,500.00

RATES:

Rateable Value: To be assessed.
Rates Payable: To be assessed.

SERVICE CHARGE: TBC

NB - We strongly recommend that you verify the rates with the London Borough of Hammersmith & Fulham's Business Rates Department on 0208 753 6681.

POSSESSION: Full vacant possession immediately on completion of legal formalities.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

VAT: The premises are elected for VAT

EPC:

Available upon request.

CONTACT:

Justin Knight MRICS
Knight Commercial London
 07772 874 444
justin@knightcommerciallondon.co.uk

Chris Nowlan
Knight Commercial London
 07881 901 323
chris@knightcommerciallondon.co.uk