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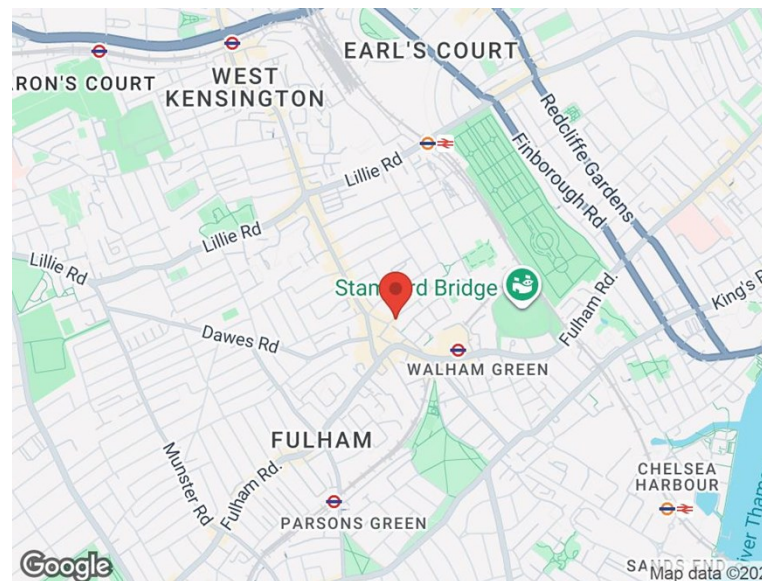
10 Farm Lane, London, SW6 1PP

A GROUND FLOOR LOCK UP SHOP WITHIN A FEW MINUTES WALK FROM FULHAM BROADWAY

TO LET

Area: 387.00 FT² (35.95M²) Rent: £25,000 per annum, exclusive of VAT

- Close to Fulham Broadway
- Fully glazed frontage
- Height ceilings
- Shell & core





10 Farm Lane, London, SW6 1PP

LOCATION:

The premises are situated in a parade of shops on the southerly side of Farm Lane adjacent to Exeter Mews. Other local businesses include, Al Santo (Italian), COFX 3 (Coffee), Fulham Barbers, The Ultimate Travel Company, Orangetheory Fitness, Pure Gym London, Vagabond Wines, Love Walk Café, Domino's Pizza, Yucca London (Mexican), Pepe's, German Donna Kebab, Zia Lucia, Pho and The Wolfpack. Numerous other retailers and restaurateurs on nearby Fulham Road and Fulham Broadway. Public transport is accessed via Fulham Broadway Station (District line).

LOCAL AUTHORITY: Hammersmith & Fulham

DESCRIPTION:

The retail premises occupies the ground floor of a 2 storey, mixed-use, c.1970's, rendered brick and concrete construction block. The fully glazed frontage has a central door which leads to an open plan retail area with over 4m ceiling height and fitted as a dry cleaner. To the back of the unit is a kitchenette and W/C, with fire escape access to a mews at the rear of the block.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	387.00	35.95
TOTAL	387.00FT²	35.95M²

FLOOR PLAN:

LEASE TERMS:

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

RENT: £25,000.00

SERVICE CHARGE: TBC

RATES: Rateable Value: £11,750 per annum
Rates Payable: £5,863.25 per annum

NB: We strongly advise 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: Not elected fro VAT.

EPC: Available upon request.

CONTACT:

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