



**SHOP
TO LET
845 Fulham Road
Fulham
SW6 5HJ
810 sq ft**

SITUATION: The property is prominently situated on the North side of Fulham Road in a highly visible location in a prime retail area of Fulham Road next to Cook. Nearby occupiers include the Post Office, The Hive, Nomad Books, Cologne and Cotton, Tesco local and The Parsons Nose butchers and a range of local bars and restaurants. Parsons Green (District Line) station is within a few minutes walks as are the amenities and benefits of both Parsons Green and Fulham Broadway.

DESCRIPTION: The property comprises a well fitted retail unit trading until recently as a physiotherapy clinic. It is finished to a high spec with oak floors.

AREA:

Ground Floor	440 sq ft
Lower Ground	370 sq ft
Kitchenette & W/C	
Garden	

LEASE: A new 12 year FRI lease is available with 4 yearly upwards only rent reviews to the higher of open market value or CPI.
6 months rent deposit required.

RENT: £32,500 pa.

RATES: Rateable Value £31,500 Rates Payable £ tbc

VIEWING: **Strictly by appointment**
Richard Vause
Vause Cribb & Co

Richard Vause
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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 whatever is made or given either during negotiations, in particulars, or elsewhere.



Lower Ground Floor

Public Pavement

FULHAM ROAD
Ground Floor

Produced by Fulham Performance ©

DRAWING TITLE:

845 FULHAM ROAD, SW6 5HJ

DATE:

13 November 2020

REVISION:

1 OF 1

SCALE: 1:100 AT A4

1 CM : 100 CM



SCALE: For the plan to be scale, the above scale bar must measure correct when printed (for example 5cm)

EXTERNAL DEMISED AREA
INTERNAL DEMISED AREA

