



James ashley
commercial
property consultants

87 Lillie Road | Fulham | London | SW6 1UD
PRIME SHOP WITH BASEMENT TO LET

87 Lillie Road | Fulham | London | SW6 1UD | PRIME SHOP WITH BASEMENT

- ground floor & basement
- 78.96 m² (850 ft²) approx.
- 'e' use class
- new lease available
- rent: £25,000 per annum
- good useable basement

DESCRIPTION

Mid terrace retail unit, currently arranged on the ground floor as a sales area, with a good ceiling height of 3.2m, with a rear treatment room and WC. The basement is accessed via front and rear staircases, providing staff accommodation, storage and additional treatment rooms (with natural light to some rooms). There is also a kitchen, shower room, WC and ample storage space, with a ceiling height of 2.4m.

We understand that the premises have an 'E' Use Class, which includes; retail, leisure, medical, office and restaurant. Alternative uses will be considered, such as educational - subject to planning.

LOCATION

Situated in a prominent position on the south side of Lillie Road, close to the junction with North End Road and the Earls Court Exhibition Centre to the west. Lillie Road has a good selection of independent retailers, restaurants and Ibis and Mercure hotels. There are 42 new homes and a new community hall under construction nearby, improving the immediate area and public space. Completion is expected in summer 2026. There are a number of larger retailers located along

North End Road including Superdrug, Paddy Power, Holiday Inn, Lidl, McDonalds and Iceland. The location benefits from good footfall, and passing traffic being one of the main arterial routes conning Chelsea to Fulham.

West Brompton Underground and Railway Station (District, Overground and Southern Rail) is within a 5 minute walk from the property, providing quick access to Earls Court, Clapham Junction, Willesden and beyond. There are also numerous bus routes along Lillie and North End Roads.

ACCOMMODATION

Ground floor	35.77 m ²	385 ft ²	
Basement	43.19 m ²	465 ft ²	
TOTAL	78.97 m²	850 ft²	N.I.A.

TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

BUSINESS RATES

We are advised that the current Rateable Value is £9,300. Contact Hammersmith & Fulham Council on 020 8753 6681 to confirm what amount might be payable.



✉ info@james-ashley.co.uk

☎ 020 7127 8781

james-ashley.co.uk



James Ashley and any joint agents give notice that; 1). They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon. 2). Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and James Ashley have not tested any services, equipment or facilities. Interested parties must satisfy themselves by inspection or otherwise.