

Class E Opportunity in Affluent Parsons Green

£40,000 per annum

1,094 sq ft

592 Fulham Road, Parsons Green, London SW6 5NT

Glazed Retail Frontage in the Heart of
Parsons Green

- Affluent Parsons Green village location
- 5 minutes from Parsons Green tube
- District Line connections nearby
- 1,094 sq ft over two floors
- Glazed frontage onto Fulham Road
- £40,000 per annum rent
- New FRI lease available
- Strong neighbouring occupiers



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Summary:

A well-presented Class E unit arranged over ground and basement floors, prominently positioned on Fulham Road in the heart of affluent Parsons Green. The property offers 1,094 sq ft of versatile retail/commercial accommodation, available by way of a new FRI lease at £40,000 per annum, in one of South West London's most sought-after and high-footfall village locations.

Contact & Viewings

Viewings are by appointment via sole agents Levy Real Estate

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The Property

The subject premises is located in the heart of Fulham, towards the Southern end of Fulham Road close to the junction with Kelveden Road and Parsons Green Lane. It is within a 5-minute walk of Parsons Green tube station, providing London Underground services via the District Line.

The unit is an in-line unit with glazed frontage, and is configured in a straightforward rectangular configuration. It is arranged over ground and basement floors.

Nearby occupiers include Sainsbury's, Six Physio, Heartcore Pilates, Gail's, Acai Girls, Strutt & Parker and Parson's Nose Butchers

Tenure

The property is available by way of a new fully repairing and insuring lease for a term to be agreed, subject to upwards only rent reviews every 5 years.

Lease to be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II), as amended.



Accommodation

The premises is arranged over ground and first floors.

It comprises the following approximate net internal floor area(s):

Floor	sq ft	sq m
Ground	638	59
Basement	456	42
Total	1,094	101

Rent

£40,000 per annum exclusive

Business Rates

As per the Valuation Office Agency, the rateable value of the premises is £33,500.

Interested parties are advised to make their own enquiries with the Royal Borough of Kensington & Chelsea Council.

EPC

Certificate available upon request.