

FULLY FITTED COFFEE SHOP / CLASS E LEASE FOR SALE 623 FULHAM ROAD, LONDON, SW6 5UQ



- Prominent Corner Location
- Approx. 913 sq ft with 16 external covers
- Fully fitted
- Dedicated coffee / serving hatch
- Lease expiring in 2039, Inside The Act
- Premium on application
- Rent of £33,000 pax



LOCATION

The premises occupy a prominent corner position on Fulham Road, SW6, benefiting from excellent visibility and frontage.

Fulham Road is an established and affluent West London retail and leisure destination, with a strong mix of restaurants, cafés, independent businesses and national operators serving the surrounding residential population.

Fulham Broadway Underground Station is approximately 200 metres away, with nearby operators including Waitrose, Gail's, Manuka Kitchen and Honi Poké.

[Link to Google Street View](#)

DESCRIPTION

An excellent opportunity to acquire a fully fitted Class E café/restaurant occupying a prominent corner position on Fulham Road.

Arranged over ground floor and basement, the premises benefit from an attractive existing fit-out, external seating and a dedicated street-facing coffee hatch.

The premises would suit a variety of café, bakery, pizza-by-the-slice, sandwich, coffee, grab-and-go and other Class E operators.

Fixtures and fittings are included, allowing an incoming operator to take over the existing fit-out and trade under their own concept.

The existing business is not for sale. The incoming operator would be required to trade under their own concept.

RENT

£33,000 per annum exclusive

TENURE

The premises are held on a 15-year lease expiring 25 January 2039. The lease provides for a rent review on 26 January 2029 and is understood to be held inside the security of tenure provisions of the Landlord and Tenant Act 1954.

ACCOMMODATION

The property comprises the following approximate floor areas:

Ground floor - 550 sq ft / 51 sq m

Basement - 363 sq ft / 34 sq m

BUSINESS RATES

Rateable Value - £26,000

UBR - 0.382

Rates Payable - £9,932

Interested parties are advised to verify the rates with the local authority.

EPC

Available on request

CONFIDENTIALITY

Staff are not to be approached regarding the availability of the premises. All enquiries and viewings are strictly through MKR Property.

FURTHER DETAILS

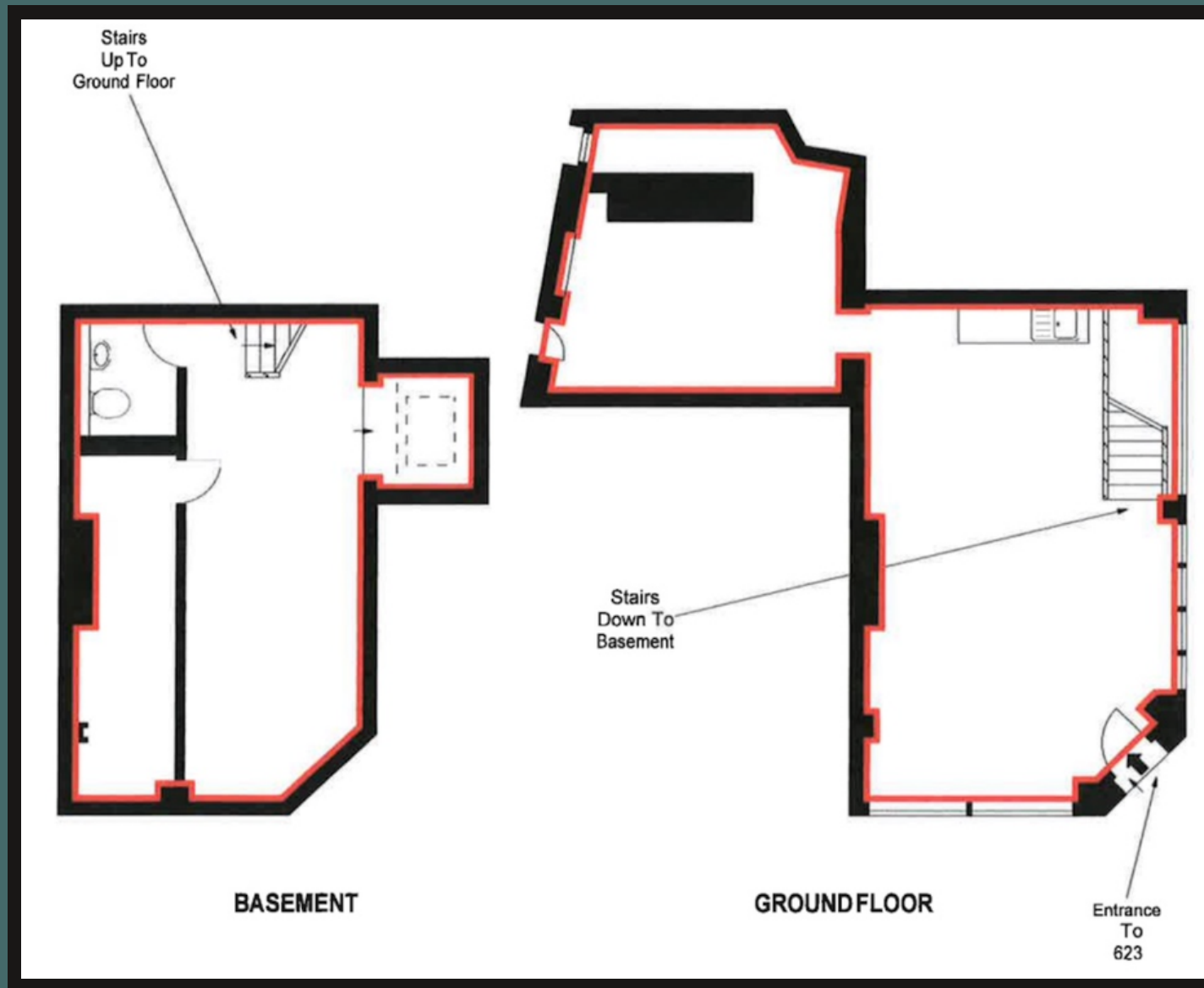
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