

TO LET



UNITS 1-2 | 50 SULLIVAN ROAD | FULHAM SW6 3DX



**5,000 SQ FT PROMINENT
HIGH STREET UNIT**

- **PROMINENT CORNER UNIT**
- **SUITABLE FOR A VARIETY OF USES**
- **LOCATED IN AN AFFLUENT RESIDENTIAL AREA**
- **CAR PARKING DIRECTLY ADJACENT**

www.cspretail.com



TO LET



UNITS 1-2, 50 SULIVAN ROAD | FULHAM | SW6 3DX

LOCATION

The property is situated on Sullivan Road, Fulham approximately 0.8 miles to Parsons Green underground station, and Wandsworth Town overground station. The location benefits from strong visibility and accessibility, serving both local residential areas and passing trade.

Fulham is located in West London with several streams of transport, being only 4.3 miles from Central London, making it a well-connected location. The surrounding area includes a mix of trade, retail and residential uses, with nearby occupiers including Anytime Fitness, Costa Coffee, and Sainsbury's.

DESCRIPTION

The property comprises a ground floor double-fronted retail unit, with residential situated above, accessed via separate entrance. The frontage features full-height glazing and prominent signage zone.



TO LET



UNITS 1-2, 50 SULIVAN ROAD | FULHAM | SW6 3DX

TENURE

The property is held by way of a lease contracted within the security of tenure provisions of the Landlord & Tenant Act (1954), expiring 17/12/2032. The current passing rent is £102,000 per annum exclusive. There is an upwards only rent review to OMV on 18/12/2028.

ACCOMMODATION

The property comprises the following approximate gross internal floor area :

AREA	SQ M	SQ FT
GROUND FLOOR	464.51	5,000

USE

Class A1 (E).

AVAILABILITY

The property is available by way of assignment of the existing lease. A sub lease or a new lease by way of negotiation may be possible, subject to terms.

RATING

We have been advised that the Rateable Value for the property from April 2026 is £118,000 per annum. Interested parties are advised to make their own enquiries with the Local Authority to verify the rates payable.

ENERGY PERFORMANCE

An Energy Performance Certificate (EPC) is available upon request.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

VIEWING

Viewing to be undertaken strictly through prior arrangement with the sole agent, contact details below:

JOE NEWTON / FRED SEABY

M: 07939 887 633 / 07563 134 032

E: joe@cspretail.com / fred@cspretail.com

Misrepresentation Act These particulars do not constitute part of an offer or contract. They are intended as a guide to prospective purchasers or lessees. All plans and digital visualisations are published for convenience of identification only and although believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: • Corporate structure and ownership details; • Identification and verification of ultimate beneficial owners; • Satisfactory proof of the source of funds for the Buyers/ funders/lessee