

# Fitted Pub to Let

## 490/492 Fulham Road SW6 5NH

**5,000 sq. ft. Plus Cellar**  
**Pub Opportunity, Alternative Uses Considered (STP)**  
**New Lease Available**

### Summary

- Prominent position on Fulham Road.
- Fulham Broadway is less than two minutes walk away.
- 5,000 sq ft across ground and first floors plus basement/cellar.
- Impressive external and internal features.
- Licensed for live/recorded music until 2am daily



# Property Highlights



# Location

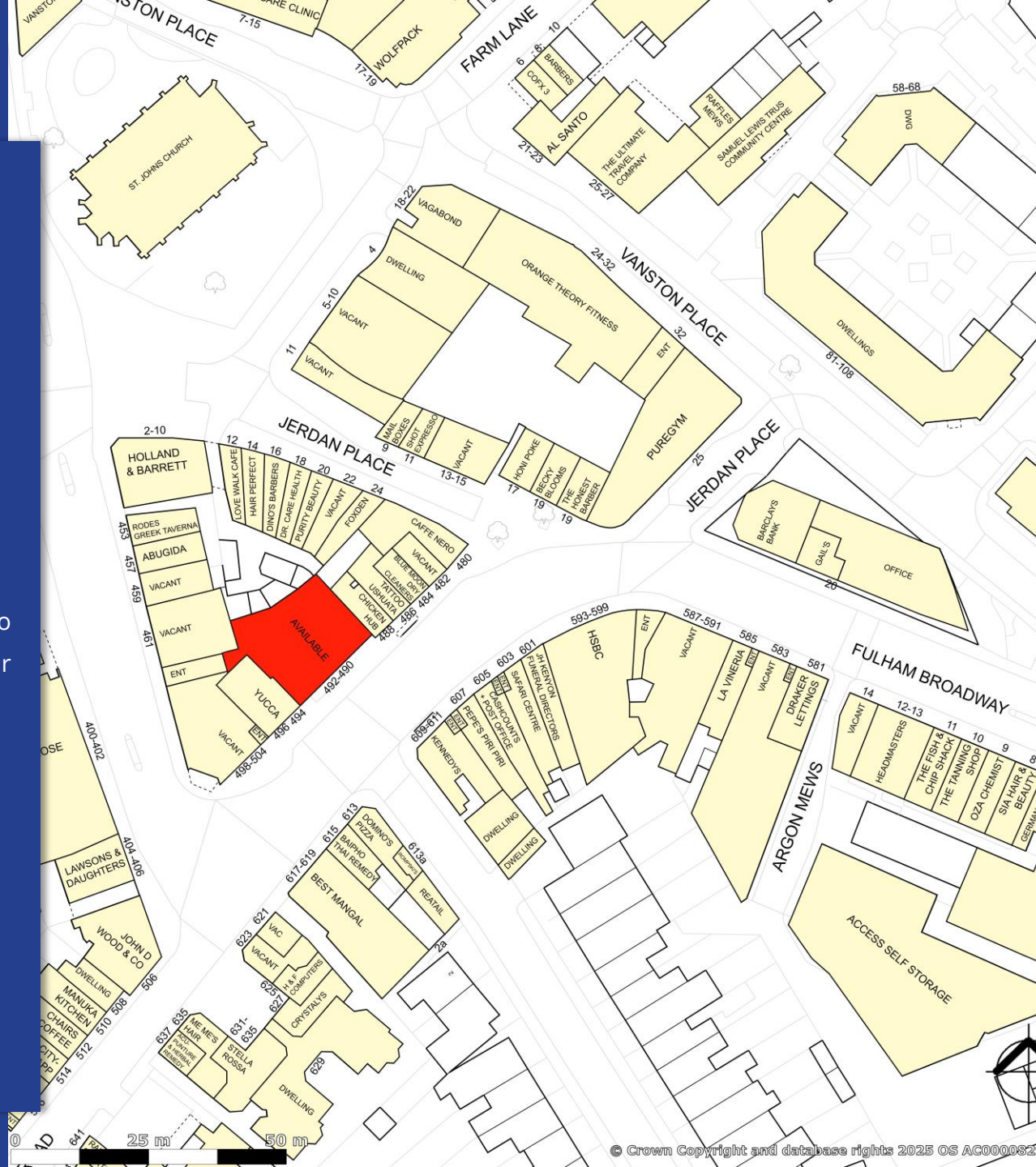
The property is prominently positioned on Fulham Road, less than a two-minutes walk from Fulham Broadway.

Fulham Broadway is a major commercial and transport hub in the centre of Fulham. It includes Fulham Broadway Underground Station, served by the District Line, and a shopping centre, which attracts a large numbers of visitors daily.

Fulham Road is a busy thoroughfare running east to west connecting Fulham with Chelsea and a popular bus route.

The surrounding area offers an abundance of residential and commercial premises.

Nearby landmarks include the Fulham Palace, Hurlingham Park, and Stamford Bridge Stadium, home to Chelsea Football Club.



# Description

The property is arranged over two floors along with a basement and a small terrace to the front. It is of brick construction with a traditional tiled public house frontage. There is a large central lion statue fronting the roof behind a masonry parapet balustrade.

The ground floor comprises an open-plan trade area with raised sections, a large bar, disabled toilets, and ancillary accommodation.

The first floor consists of customer toilets, a commercial kitchen and storage rooms.

There is a full cover basement used for storage, accessed via an internal staircase, with a street-level hatch for beer deliveries

## Areas

The areas detailed below are approximate Gross Internal Areas, excluding staircases and structural walls

Demise	Sq M	Sq Ft
Basement/Cellar	166.69	1,794
Ground Floor	287.54	3,095
First Floor	176.60	1,901
<b>Total</b>	<b>630.83</b>	<b>6,790</b>



# Commercial Terms

## Rent

£165,000 per annum exclusive

## Tenure

The property is offered on a new effective full repairing and insuring lease for a term to be agreed.

## Use

The property falls under Sui Generis use of the Town and Country Planning (Use Classes) order 1987 (as amended). Alternative uses considered subject to landlord and planning consent.

## Business Rates

We understand that the property has the following rating assessment:

Ratable Value:	£102,900
UBR Multiplier (2025/26):	55.5p
Rates Payable:	£57,110

Any enquiries should be made to the local authority's business rates department



## EPC

Energy Rating B

## Handover

Offered as seen, with fixtures, fittings, full extraction, and air conditioning systems in place.

## Legal Costs

Each party is to be responsible for their own legal costs.

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