

PRIME SHOP TO LET SUBJECT TO VACANT POSSESSION

180-186 FULHAM PALACE ROAD
LONDON
W6 9PA



- New lease available.
- Busy location adjacent to Tesco Express.
- Extensive frontage & modern build.
- Suitable for a variety of uses within Class E Use.

■ Location

The property is well located on Fulham Palace Road, nearby to Charring Cross Hospital and with a high frequency of bus routes serving the area. Adjacent occupiers in the parade include Tesco & Pret A Manger. Other nearby occupiers include Sainsbury's, Little Waitrose, Boots Chemist & Ladbrokes.

■ Description

The premises comprises a ground floor shop with a shared rear service yard.

■ Accommodation

The property has the following approximate dimensions and floor areas:-

Shop width	9.63 m	31 ft 7 ins
Shop Depth	15.80 m	51 ft 10 ins
Ground floor	111.58 Sq. m	1,201 Sq. ft

■ Terms

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

■ Rent

The asking rent is £45,000 per annum exclusive plus VAT (if applicable).

■ EPC

Further details available upon request. C 52.

■ Rates

Zero payable until 1st April 2021 due to the Government Covid-19 tax break.

Prior to that the VOA website shows a Rateable Value of £42,570 and for rates payable from 1st April 2021 please refer to the Local Charging Authority, London Borough of Hammersmith and Fulham 020 8753 6681.

■ Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWINGS - Strictly by appointment

brasierfreeth.com

Benjie Haston

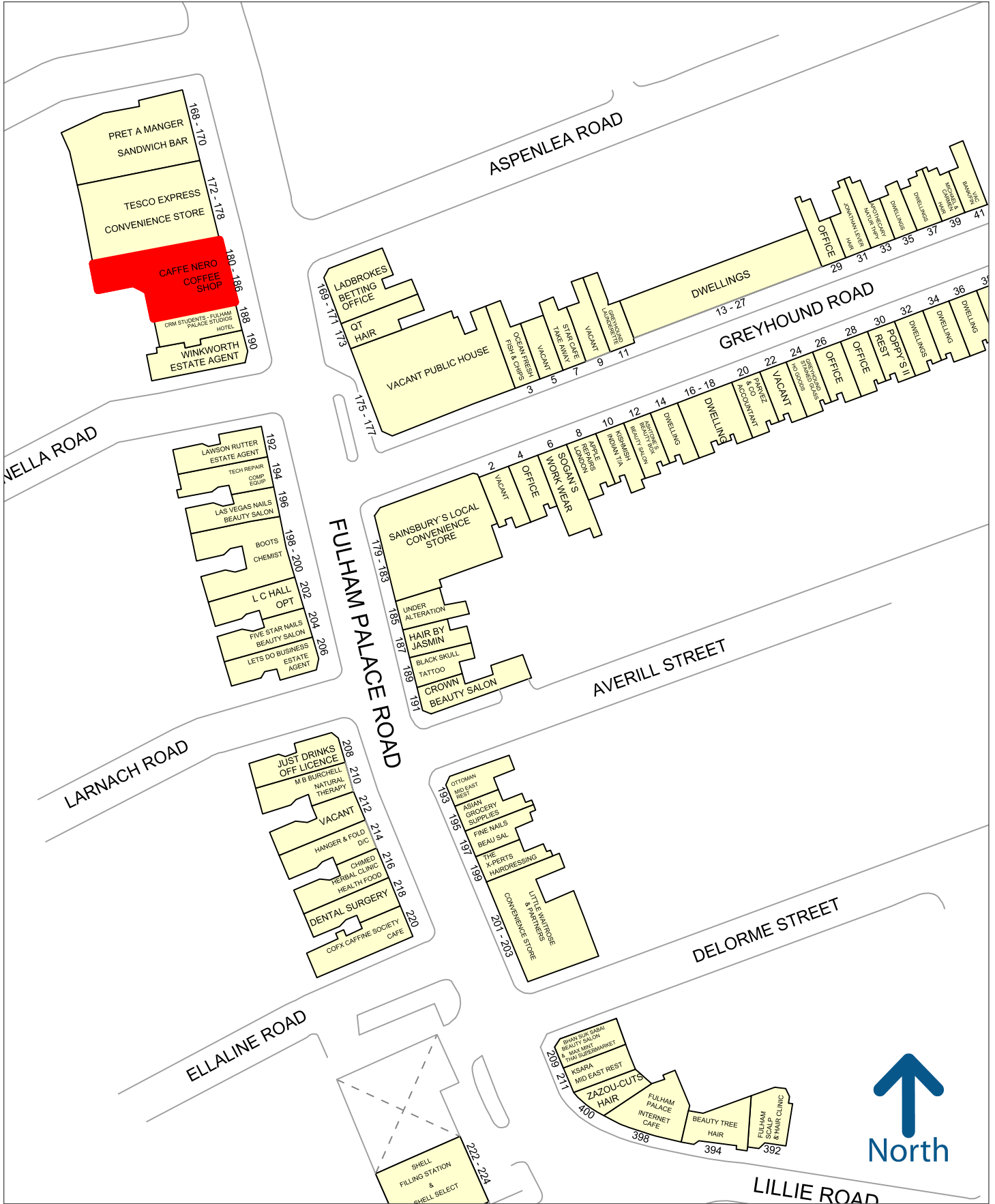
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50 metres

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