# Fulham Road, London

## £3,541.66 pcm




### Full Description

Prominent retail / restaurant premises situated on Fulham Road in prime location with a variety of other local trades with Gail's and the Parsons Nose butchers opposite. Parsons Green is a short walk away with Parsons Green station providing London Underground services (District Line). The property is arranged over the ground floor and basement and is currently fitted out as a retail unit with a large open plan retail space on the ground floor with large offices/storage facilities in the basement together with w/c. There is air conditioning (not tested). The property is accessed directly from the pavement and benefits from a large glazed shop front. There is pedestrian access at the rear. The property has been fitted out to a good standard. **Accommodation** (all sizes approximate) Retail Space Ground Floor 49.2m2 (529.6ft2) Frontage 4.07m (13.35ft) Staff Room/Office /Basement 74.28m2 (799.55ft2) Staff and customer w/c's. Net Internal Area 123.32 m2 (1,327.42 ft2) **Terms** The unit is available to rent under a new full repairing and insuring Lease on terms to be agreed at a starting rental of £42,500 per annum exclusive. The incoming tenant will be responsible for the landlords legal costs. The property is available from February 2026. **Deposit** A deposit of three to six months rent will be required to be held for the duration of the lease by the landlords managing agent subject to the receipt of satisfactory references. **References** All incoming tenants will be required to provide satisfactory references from their bank, accountant, solicitor and current/previous commercial landlord. Photographic identification, proof of funds and proof of home address will also be required. **Planning** The property falls within the London Borough of Hammersmith & Fulham and can be used for purposes under the Use

Class Order E (subject to landlords consent). All prospective tenants are to satisfy themselves with regard to the Use Class Order. **Business Rates** The rates payable for the year 2025/2026 are £16,217. Rateable Value is £32,500. Occupiers may be entitled to rates relief. All applicants should satisfy themselves with the rates payable. **EPC** 65-C **Viewings** By appointment only.

## Contact Us

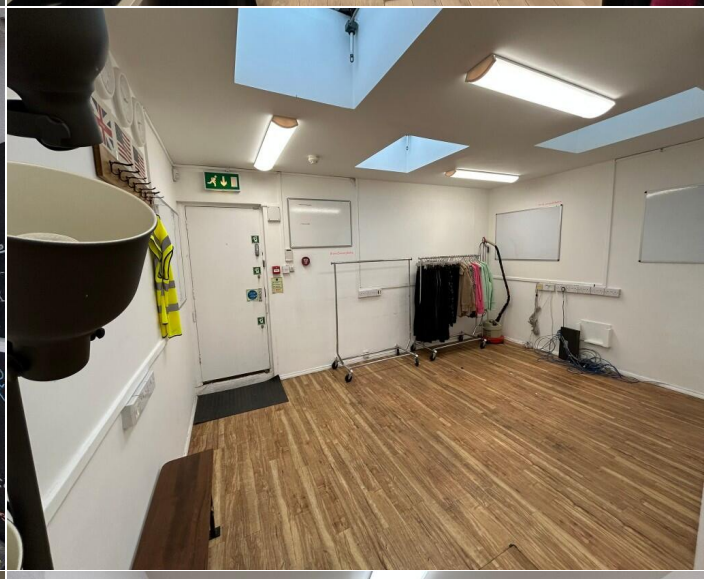
**Williamson Dace Brown**
22 Cannon Hill, London
N14 6BY

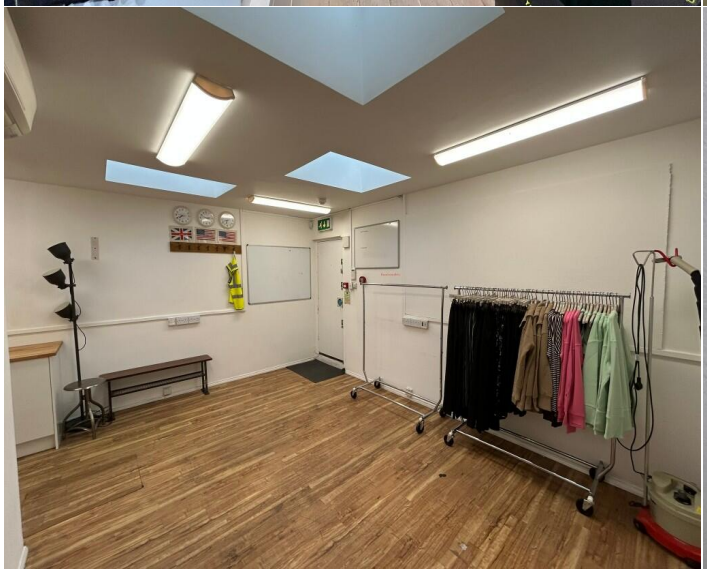












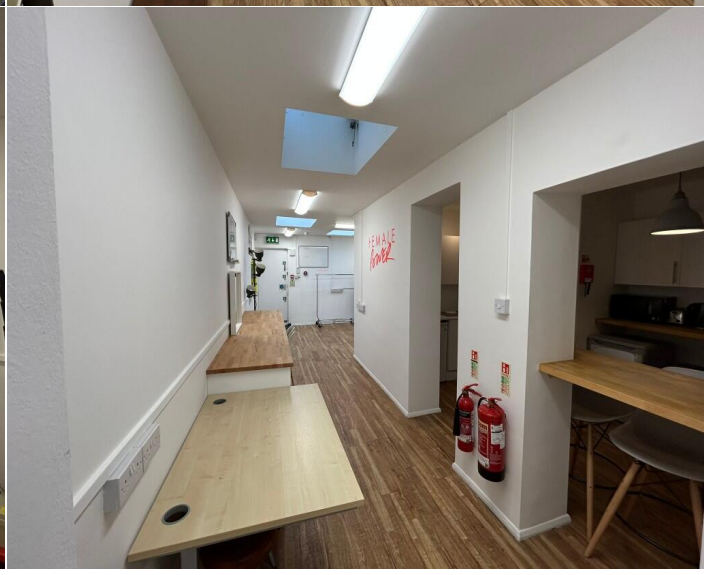


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LOCATION PLAN FOR THE BASEMENT ONLY
SCALE 1:1250

NORTH

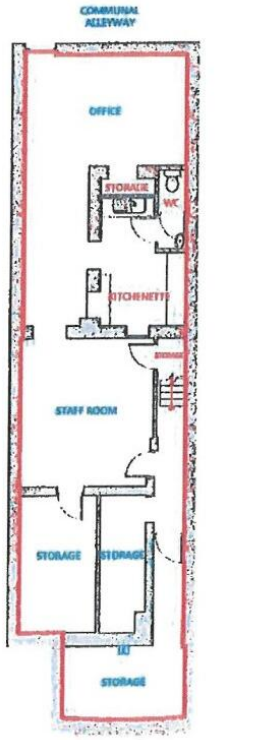



LOCATION PLAN FOR THE GROUND FLOOR ONLY
SCALE 1:1250

NORTH

PLEASE NOTE - THIS DRAWING HAS BEEN PRODUCED FOR LAND REGISTRATION PURPOSES ONLY.

PLEASE NOTE - A4 PLANS TO BE PRINTED "AS IN BOOKMARK" NOT ENLARGED OR SCRUNCTO FIT PAGE




BASEMENT




FULHAM ROAD
GROUND FLOOR

SCALE
0 1m 3m 6m 10m

NORTH

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| client | address | location | date | scale | sheet |
|---|---|---|---|---|---|
| | 833 FULHAM ROAD<br>LONDON<br>SW6 5HQ | BASEMENT & GROUND FLOOR<br>LEASE PLAN | 24.07.2015 | 1:200 | A4 |
| | | | drg no. PLB668-01 | revision | drawn DM / checked AA |

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