

## Shop Lease Available

LONDON SW6

3-5 Fulham Palace Road

Benefiting from return frontage

### Location

The subject property is situated in a busy trading location on Fulham Palace Road between Gowan Avenue and Wardo Avenue. Nearby retailers include Tesco Express, Le Durbin Boutique, Carter Jonas and Marsh & Parsons.

An extract from the street plan is attached upon which the property has been highlighted.

### Accommodation

The property is arranged over ground floor only, providing the following approximate net internal floor areas:-

Ground Floor	1,278 sq ft	118.73 sq m
Basement	354 sq ft	32.89 sq m

### Lease

The property is available by way of an assignment of the existing effectively full repairing and insuring lease from 6th June 2015, expiring 5th June 2030.

Alternatively, a new sub-lease could be made available for a term to be agreed.

### Rent

Upon Application

### Terms

Incentives are available to an ingoing tenant. Further details are available on request.



### Rates

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£57,117
UBR(2020/21)	£0.512
Rates Payable	£29,244

Interested parties are advised to make their own enquiries with the local authorities.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC

An EPC has been commissioned and is available upon request.

## Viewing

All viewings are strictly by prior appointment.  
For further information or arrangements to inspect please contact:

**Joel Berg**  
joel@primeretailproperty.com  
020 7016 5340

