

Prime⁺ Retail

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:

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Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.