



Rent: £22,000 Per annum **Size:** 600 Square feet **Ref:** #3158 **Status:** New on!

Location

Located on the busy junction of Fulham Road and High St in a very prominent position with substantial traffic flow past the premises.

Description

Available now on new lease.

Arranged over ground floor plus basement- Ground floor circa 360 sq ft and basement circa 240 sq ft.
600 sq ft total floor area.

Most recently occupied by an Estate Agency, but the property should suit a variety of uses under the E use class.

The premises have male & female W.C.'s on the ground floor, side and rear entrances and reverse air conditioning (not tested).

Early viewing recommended- 020 7117 2526.



Address

Address: 963 Fulham Rd Postcode: SW6 5JJ Town: Fulham Area: London

General information

Tenure:	Leasehold
Rent:	£22,000 Per annum
Legal fees:	Not specified
Rateable value:	The VOA website states a R.V. of £13,000, payable at the prevailing rate.
Lease details:	New lease for a term to be agreed.

Features

- ✓ Available immediately
- ✓ Basement
- ✓ Corner position
- ✓ Densely populated area
- ✓ Early viewing recommended

- ✓ Prominent location

Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.