



A1/A2 Shop To Let 212 Fulham Palace Road London W6 9NT 930 sq ft

LOCATION: Situated in a highly prominent position near the corner of Fulham Palace Road and Ellaline Road opposite Waitrose and by the Shell Petrol Station. The unit is ideally situated to serve the substantial nearby residential population. Nearby occupiers include Waitrose, Sainsbury's, Tesco Metro, Cafe Nero, Boots and a host of local cafes, bars and restaurants.

DESCRIPTION: The property has been recently refurbished with a suspended ceiling and tiled floor. The unit is open plan on ground floor and basement with a W/C and extends to the following approximate floor areas

AREAS:	Ground Floor	430 sq ft
	Basement	500 sq ft
	Forecourt	
	W/C & Kitchenette	
	Total Area	930 sq ft

LEASE: **New 12 year FRI lease with 4 yearly upwards on rent reviews to higher of open market or RPI.**

RENT: **£27,500 per annum plus vat.**

RATES: **Rateable Value £19750 Payable £9697.25 (2019-20)**

VIEWING: Richard Vause or Thomas Cribb
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