



## A1/A2 SHOP TO LET

7 New Kings Road  
Fulham  
SW6 4SB  
856 sq ft

**SITUATION:** The building is prominently located close to the junction with Kings Road and Waterford. Fulham Broadway is the closest tube station and there are bus services operating on the Kings Road. Nearby occupiers include Drummonds, Warrs Harley Davidson Megans Tesco Local and a range of local bars and restaurants.

**DESCRIPTION:** The unit provides an excellent opportunity to acquire a small boutique shop/office.

**AREA:**

<b>Ground Floor</b>	<b>490 sq ft</b>
<b>Lower Ground</b>	<b>366 sq ft</b>
<b>Kitchen W/C and small rear garden</b>	

**LEASE:** A new 12 year FRI lease with 4 yearly upwards only rent reviews to the higher of open market or RPI.

**RENT:** £30,000 pa

**RATES:** Rateable Value - £18,000 Payable £8388.00 (2017-18)

**VIEWING:** Richard Vause or Thomas Cribb  
Vause Cribb & Co  
1A Chesilton Road  
Fulham SW61AA

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While we endeavour to make our sales details accurate and reliable, if there is any which is of particular importance to you please contact this office and we will be pleased to check information for you, particularly if you are contemplating travelling some distance to view the property. Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations, in particulars, or elsewhere. These particulars comply with the requirements of the Property Misdescription Act 1991

**7 NEW KINGS ROAD  
LONDON SW6 4SB**

SCALE 1:100 on A4

METRES					
1	2	3	4	5	6

