



**RARE LARGE  
A1/A2 SHOP  
TO LET  
777 Fulham Road  
Fulham  
SW6 5HJ  
1019 sq ft**

**SITUATION:** The property is prominently situated on the North side of Fulham Road between St Maur Road and Pursers Cross Road in a highly visible and prime retail position. Nearby occupiers include Gails Bakery, Cook, Emma Bridgewater, Nomad Books, The Hive, Cologne and Cotton, Walker & Slater menswear and a range of local bars and restaurants. Parsons Green (District Line) station is within a few minutes walks as are the amenities and benefits of both Parsons Green and Fulham Broadway.

**DESCRIPTION:** The unit comprises a large ground floor unit is fitted to a high standard with air conditioning and has good natural light. It currently trades as an office supply and stationary shop and is available for the first time in 30 years as the owners are retiring.

**AREAS:** Ground Floor: 1019 sq ft  
**Kitchenette & WC**

**RENT** **£44,750 pa**

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

**RATES** Rateable Value £27750 Payable £tbc (2018-2019)

**VIEWING:** **Strictly by appointment**  
Richard Vause or Thomas Cribb  
Vause Cribb & Co

Richard Vause  
07958 340 865  
rick@vausecribb.co.uk

Thomas Cribb  
07886 275 360  
tom@vausecribb.co.uk

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.



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