



**BOUTIQUE  
SHOP  
TO LET  
821 Fulham  
Road  
Fulham  
SW6 5HG  
435 sq ft**

- SITUATION:** The property is prominently situated on the North side of Fulham Road in a highly visible location in a prime retail area of Fulham Road. Nearby occupiers include the Cook. The Hive, Joe & The Juice, Emma Bridgewater, Nomad Books, Cook, Cologne and Cotton, The Parsons Nose butchers 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 property comprises a well fitted retail unit trading until recently as a ladies fashion boutique. It is finished to high spec with oak floors air conditioning, alarm, & recessed halogen lights.
- AREA:** Ground Floor 435 sq ft  
W/C
- LEASE:** **A new 12 year FRI lease is available with 4 yearly upwards only rent reviews to the higher of open market value or RPI.**
- RENT:** **£27,500 pa.**
- RATES:** Rateable Value £23,000 Rates Payable £ no rates to pay until 01/04/21
- VIEWING:** **Strictly by appointment**  
Richard Vause or Thomas Cribb  
Vause Cribb & Co  
Telephone – 020 7731 8001



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.



Chartered Surveyors :: Commercial Property Agents :: Investment Consultants  
Fulham Park House 1a Chesilton Road London SW6 5AA  
Telephone 020 7731 8001 - [www.vausecribb.co.uk](http://www.vausecribb.co.uk)