



SHOP TO LET
A1/A2
216 NEW KING'S ROAD
FULHAM GREEN
LONDON SW6
1048 SQ FT

LOCATION:

Located within a few hundred meters of Putney Bridge Tube Station, and close to the junction with Fulham High St, the property benefits from a highly prominent position. Fulham Green has rapidly become one of the most sought after areas in the locality with the high office density providing excellent footfall and passing trade. The area is known for its independent retailers, restaurants, cafes and bars, as well as fantastic open spaces and proximity to the river. Nearby occupiers include Rude Health Café, Majestic Wine, Betfred, CP Hart, Mystique Flowers, Sinclair House School, Fit Flop, Scott Dunn and a varied range of offices, bars and restaurants.

ACCOMMODATION:

The property comprises an attractive, South facing, largely open plan shop over ground and basement floors. The Property extends to the following approximate dimensions:

Ground Floor:	675 sq ft
Lower Ground Floor:	373 sq ft
TOTAL:	1048 sq ft

LEASE & RENT:

Available immediately on completion of legal formalities by way of a new Lease for a term to be agreed at a rent of **£29,500 per annum**. Incentives may be available to suitable applicants.

BUSINESS RATES:

Current Rateable value is £18,000. Interested parties are advised to check the rates payable with the Valuation Office. www.voa.gov.uk

EPC & FLOOR PLAN:

Available upon request

VIEWING:

Please contact us directly to discuss your requirements:

Thomas Cribb
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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.