



BOUTIQUE SHOP TO LET

**666 Fulham Rd
Fulham
SW6 5RX
449 sq ft**

SITUATION: Situated on the North side of Fulham Road in a highly visible location, between Munster Road and Parsons Green Lane. Nearby occupiers include Sweaty Betty, Quirky Gadgets, The Hive, Bayley & Sage, Cook, Gail's Bakery, Joe & The Juice, Cologne and Cotton, Tesco Metro, The Brown Cow and a host of other independent retailers, restaurants and cafes.

DESCRIPTION: A fantastic opportunity to acquire a rare boutique style ground floor retail unit, with kitchenette and w/c facilities in this prime part of Fulham Road. Recently refurbished to a high standard with recessed halogen lighting, wood flooring and freshly painted and plastered walls, the unit provides an opportunity to acquire a retail unit ready for immediate occupation, with minimal fit out costs required.

AREA: Ground Floor 449 sq ft

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

RENT: £30,000 pa

RATES: Rateable Value £30,250 Rates Payable TBC

AVAILABLE: Immediately on completion of legal formalities.

VIEWING:
Richard Vause or Thomas Cribb
Vause Cribb & Co
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