



**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
Fulham Park House
1a Chesilton Road
Fulham SW6 4AA
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.



