



RETAIL INVESTMENT

**16 FULHAM HIGH
STREET
FULHAM
LONDON SW6 3LQ
810 SQ FT**

LOCATION:

The shop premise is situated on Fulham High Street close to the junction with Rigault Road. Nearby occupiers include All saints Church Hall Pappa & Ciccio Restaurant and Fulham Prep School.

DESCRIPTION:

The shop is in need of refurbishment having traded as a Chinese medicine shop with a traditional wooden shop front, plastered and painted walls and has the following approximate areas and dimensions:

ACCOMMODATION:

Frontage	12ft
Depth	48ft
Ground floor retail	335 sq ft
Mezzanine	246 sq ft
Lower Ground	229 sq ft
WC & Kitchenette	
Total	<u>810 sq ft</u>

LEASE

Let on a new 12 year FRI lease from August 2024 on a rising rent at £8000 pa to £16000 pa from May 2025 and £17000 pa from August 2026 with 4 yearly upwards only rent reviews to the higher of open market or Retail Price Index. Let to Modern Chinese Heath Center Ltd with a 3 month rent deposit.

SALE:

£226,500 plus Vat Long leasehold interest expiring 17th June 2134 paying a ground rent of £400 pa.

RATES:

Rateable Value £12750.00

VIEWING:

Richard Vause Vause Cribb & Co



Fulham Park House
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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.



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