



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 & Ciccia 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
1a Chesilton Road
Fulham SW6 5AA
rick@vausecribb.co.uk

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