



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	810 sq ft

LEASE Let on a new 12 year FRI lease from August 2024 at £16000 pa rising to £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
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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.