



**SHOP /OFFICE  
TO LET  
207 Munster Road  
Fulham  
SW6 6BX**

**305 sq ft**

**LOCATION:**

Located in a highly visible position in the heart of Munster Village close to the junction with Kingwood Road. Parsons Green Tube station (District Line) is within a few minutes walk. Nearby occupiers include The Co Op, Tesco Local & My Plumberman.

**ACCOMMODATION:**

The premises are self contained on ground floor with a W/C and kitchen were fully refurbished in March 2021 and recently occupied as a Spanish patisserie and coffee shop. The shop and would suit a variety of Class E uses. It extends to the following approximate GIA floor area.

Ground Floor            305 sq ft

**LEASE:**

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

**RENT:**

£19,000 pa.6 months deposit required.

**RATES:**

Rateable Value £14000 Payable £tbc 2025-26

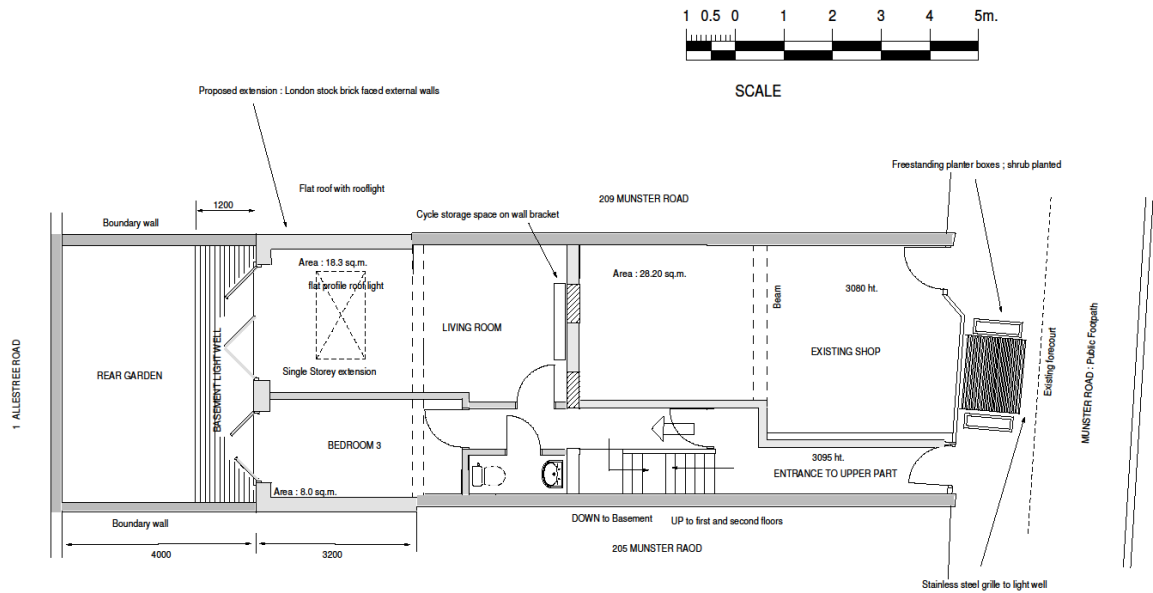
**VIEWING:**

Richard Vause  
Vause Cribb & Co Chartered Surveyors  
Fulham Park House  
1a Chesilton Road  
London SW6 5AA

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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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Drawing number : 790 - 207b.C  
Scale : 1:50; printed at A2  
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