



SHOP TO LET

201 New Kings Road
Parsons Green
LONDON SW6 4SR
1066 SQ FT

LOCATION:

Located in a highly visible position on the New Kings Road near the junction with Bradbourne Street in Parsons Green. Parsons Green Tube station (District Line) is within a few minutes walk. Nearby occupiers include Bayley & Sage, Friarwood, Sacred Tones, Space NK, Anita Lawrence, The Skin Studio, Haris, and a range of well known local independent retailers, cafes and restaurants.

ACCOMMODATION:

The premises have until recently traded as local café/restaurant on ground and lower ground floors together with the excellent front forecourt. The site extends to the following approximate floor areas:

Ground Floor Sales	645 sq ft
Basement	367 sq ft
Basement storage	100 sq ft
Substantial Forecourt	
Rear Access & Bin Store	
NET Internal Area	1066 sq ft

RENT:

£49,500 per annum exclusive. Sensible incentives may be available at the start of the Lease to allow for Tenant's fit out works to be completed.

LEASE:

A new FRI lease for a term to be agreed.

DEPOSIT:

6 months deposit is required.

RATES:

Rateable Value £44,000. Interested parties are advised to contact the VOA or local authority for confirmation of rates payable due to various transitional relief packages available.

VIEWING:

Richard Vause or Thomas Cribb
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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.

Chartered Surveyors :: Commercial Property Agents :: Investment Consultants

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