



CONFIDENTIALITY AVAILABLE
71 PARSONS GREEN LANE
FULHAM
LONDON SW6 4JA
835 sq ft

LOCATION: Situated in arguably the best location in Fulham, the unit forms part of a parade of recently refurbished shops in a highly visible location on the east side of Parsons Green Lane, and adjacent to the White Horse. The unit provides a rare opportunity to acquire a unit in the heart of this thriving street. Parsons Green Lane provides an excellent local retail experience serving the nearby affluent residential population. Benefitting from exceptional passing trade given the proximity to the tube station which is approximately 150 meters away. Nearby occupiers include the White Horse, Megan's Delicatessen, Space NK, Bayley & Sage, and a host of independent retailers, cafes and restaurants.

DESCRIPTION: The unit requires minimal interior redecoration and benefits from open plan retail floor space, with additional basement accommodation. The property extends to the following approximate floor areas:

Ground & Mezzanine Floor:	603 sq ft
Basement storage:	232 sq ft
Total:	835 sq ft

RATES: Rateable Value £27,500. Currently benefitting from a Rates Exemption.

LEASE: The property is available by of an assignment of the existing Lease from 12th October 2020 for a term of ten years and expiring 11th October 2030.

PREMIUM: **Premium offers are invited for the benefit of the existing Lease.**

RENT: £53,000 per annum inclusive of VAT (£44,166.66 plus VAT)

VIEWING **Staff are currently unaware. Viewings are therefore strictly by appointment only with Vause Cribb & Co Chartered Surveyors.** Please do not make any approaches to staff on site.

Attention:	Thomas Cribb
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While we endeavour to make our sales details accurate and reliable, if there is any which is of particular importance to you please contact this office and we will be pleased to check information for you, particularly if you are contemplating travelling some distance to view the property. 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. These particulars comply with the requirements of the Property Misdescription Act 1991.



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