



SHOP TO LET 91A MOORE PARK ROAD FULHAM, LONDON SW6 2YA

LOCATION:

Located within a few hundred meters of Fulham Broadway, close to the junction with Harwood Road, the property benefits from good communications both by road and tube. One of the most affluent areas of borough, the area is known for its independent retailers, restaurants, cafes and bars. Nearby occupiers include Marsh & Parsons, Cigars Unlimited the Tommy Tucker and a range of other retailers and office occupiers. The amenities of the Broadway Fulham Road and Kings Road are a short distance away.

ACCOMMODATION:

The property comprises an attractive recently refurbished self-contained ground floor unit providing bright open plan accommodation. The Property extends to the following approximate dimensions:

Ground Floor:	379 sq ft
Covered Rear Yard:	192 sq ft
Total:	571 sq ft

LEASE:

Available by way of an assignment of the existing fifteen year Lease from the 4th October 2023 and having approximately twelve and a half years remaining.

BUSINESS RATES:

Current Rateable value is £13,750 and will therefore allow for small business rates relief. Interested parties are advised to confirm the rates payable with the local authority.

RENT:

£14,000 per annum. The incoming tenant will be expected to pay the Assignor and Landlords reasonable costs.

EPC & FLOOR PLAN:

Available upon request

AVAILABLE:

Immediately on completion of legal formalities

VIEWING:

Please contact us directly to discuss your requirements.

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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.





