Vause Cribb
CHARTERED SURVEYORS



CLASS E RETAIL UNIT TO LET 185 FULHAM PALACE ROAD LONDON W6 8QX 592 SQ FT

LOCATION: Situated in a highly visible position next door to Sainsbury's and close to Waitrose on Fulham Palace Road. The unit is close to the corner of Lillie Road and Fulham Palace Road. Nearby occupiers include Tesco local Café Nero Pret A Manger Sainsburys and Waitrose as well as Charing Cross Hospital add a range of local coffee shops restaurants and retail units. Hammersmith Broadway (District Line & Piccadilly Line) is approximately 10 minutes walk away.

DESCRIPTION: The property comprises a beautifully fitted out retail or office unit with wood floors Kitchenette and W/C with the following floor areas

AREAS:

GF Shop	**32 sq m**	**344 sq ft**
LGF Shop	**23 sq m**	**247 sq ft**
	55 sq m	**592 sq ft**

LEASE: **New 12 year FRI lease with 4 yearly upwards on rent reviews to higher of open market or RPI.**

RENT: **£25,000 per annum. 6 Months rent deposit required.**

RATES: **Rateable Value £19750 Rates Payable £tbc**

VIEWING: Richard Vause or Thomas Cribb
Vause Cribb & Co
Or our Joint Agent Goss & Co

Richard Vause
07958 340 865
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Thomas Cribb
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tom@vausecribb.co.uk

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.

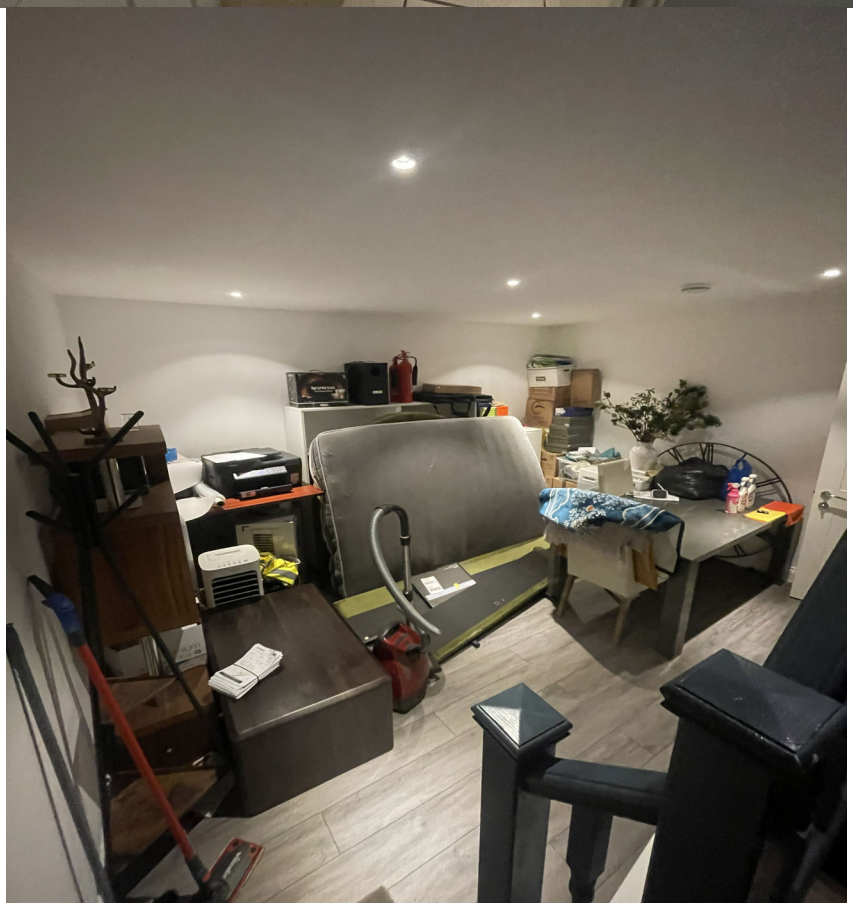
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