



**Rent** £22,000 Per annum

**Size** 680 Square feet

**Ref #** #3087

#### Address

**Address:** 965 Fulham Road

**Postcode:** SW6 5JJ

**Town:** Fulham

**Area:** London

#### Location

Very prominent position at the roundabout junction of Fulham High St, Fulham Palace Road & Fulham Road.

## Description

We are pleased to offer this well presented unit arranged over ground floor and basement (6'5" ceiling height).

There is a main retail/ office space with rear kitchen and WC/ shower room, plus basement- total of approximately 680 sq ft.

The premises should suit a variety of different uses under the E use class.

EPC Rating C.

Early viewings recommended.

## General Information

**Tenure:** Leasehold

**Rent:** £22,000 Per annum

**Legal fees:** Both parties to be borne by the ingoing tenant/purchaser

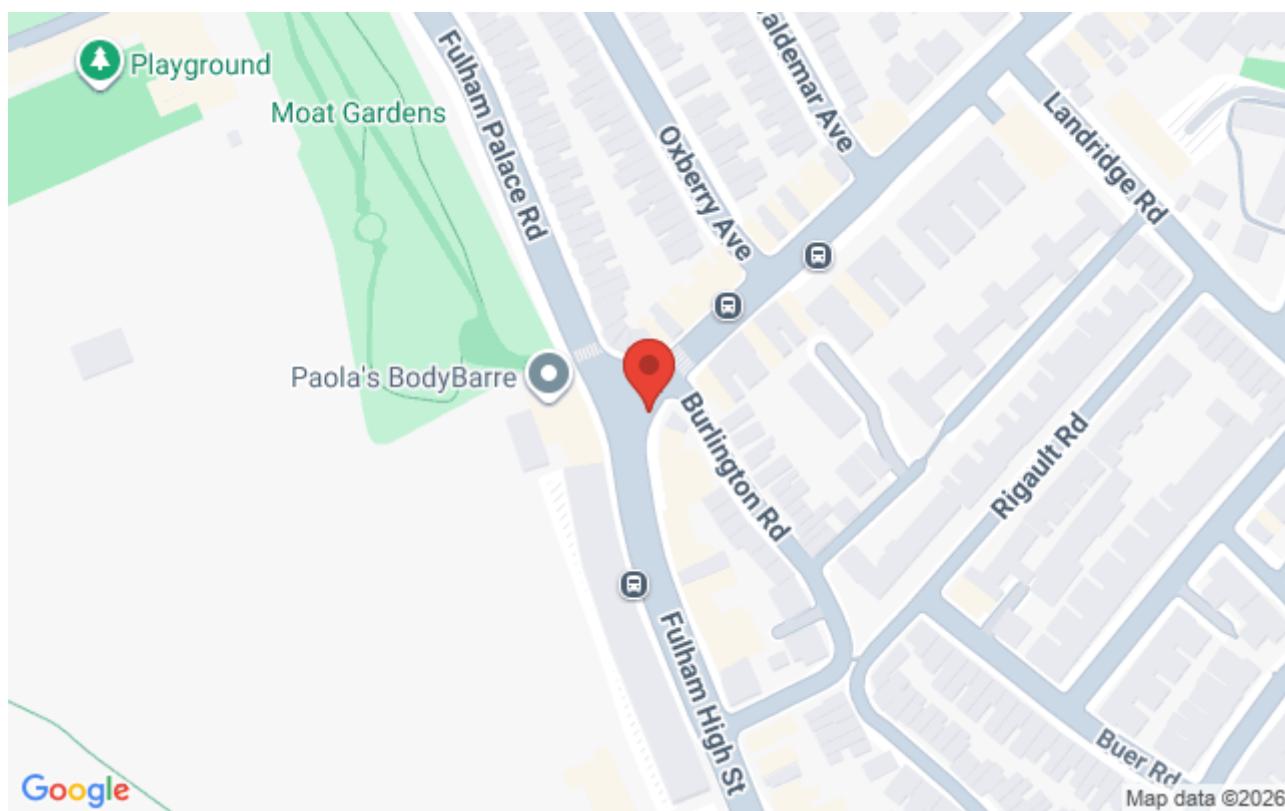
**Rateable value:** The VOA website states a rateable value of £13,750 per annum, payable at the prevailing rate.

**Lease details:** New 10 year F.R.I. lease.

## Features

- ✓ Basement
- ✓ Parking close by
- ✓ Shower facility
- ✓ Visually prominent
- ✓ Well presented

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

