

REDUCED PREMIUM - Fulham - A1 Food Opportunity

Busy neighbourhood pitch in close proximity to Parson's Green



Fulham - Fully-Fitted A1 Food Opportunity

Busy neighbourhood pitch in close proximity to Parson's Green**771 Fulham Road, Fulham, London SW6 5HA**

Approx 1,440 sq ft

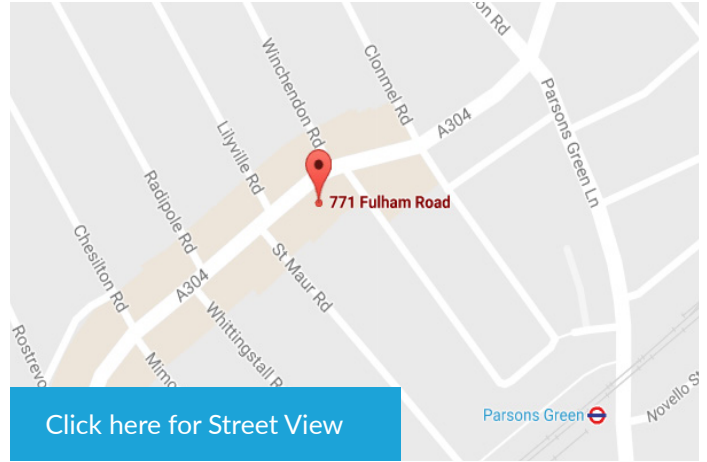
Location

The premises are situated along Fulham Road in a busy neighbourhood pitch, close to the junction with Parson's Green Lane. Parson's Green Underground Station is a five minute walk away. Occupiers in the vicinity include Emma Bridgewater, Gail's Bakery, Luna Nuova, Clinic Dpc, Perry's Art + Office, Fulham Osteopaths, Indian Summer and Carter Jonas estate agents.

Nearby

**Emma
Bridgewater****GAIL'S**
ARTISAN BAKERY**LUNA NUOVA**
ITALIAN RESTAURANT & BAR**CARTER
JONAS**

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[Click here for Street View](#)

Accommodation

Arranged over ground floor, and basement, with external seating, providing following approximate areas:

Ground Floor	942 sq ft
Ground Floor Rear Terrace	Not Measured
Basement	498 sq ft
Total Area	1,440 sq ft 133.83 sq m

Rates

We understand that the property is assessed as follows.

Rateable Value	£28,500
Payable 2017/18	£13,281

Interested parties are advised to verify with the Local Rating Authority.

EPC

An Energy Performance Certificate is available upon request.

Lease

Assignment of lease, expiring March 2018 at a current rental of £29,950 pax. It is understood the lease is held inside the L&T Act 1954.

A new lease may be available, on terms to be agreed.

Legal costs

Each party to be responsible for payment of their own costs.

Planning

A1 Planning with permitted extraction.
 Lease permits A1 or A3.

Premium

£50,000, for the benefit of the leasehold interest.
 Fixtures and fittings to be agreed.

Contact

For further information or to arrange a **strictly confidential** viewing contact:

Theo Benedyk
 DD: 020 7009 0486
 tb@lewisraig.co.uk

Important: These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.