

# Fulham, London SW6

## 11 Jerdan Place

Class E Opportunity



### Location

The subject premises are well located on Jerdan Place, close to the junction with Fulham Road. There are a number of independent occupiers nearby in addition to reputable national occupiers such as **Holland & Barrett**, **Café Nero**, **Vagabond**, **Waitrose** and **Pure Gym**. Fulham Broadway station is only a short walk away.

Other nearby occupiers include **Gails**, **HSBC** and **Honi Poke**.

### Demise

The property is arranged over ground floor only, providing the following approximate net internal floor areas:

**Ground Floor**                      **293 sq ft    27.22 sq m**

### Tenure

A new effective FRI lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

### Rent

£30,000 per annum exclusive.

### Rates

|                       |         |
|-----------------------|---------|
| <b>Rateable Value</b> | £22,000 |
| <b>Rates Payable</b>  | £8,404  |

Interested parties are advised to make their own enquiries to Hammersmith and Fulham Council on 020 8748 3020.

### EPC

Available upon request.

### Service charge

Available on request

For further information or to arrange a viewing please contact:

**forge**

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