

# Fulham, London SW6

## 709 Fulham Road

Class E Opportunity – Available For Immediate Occupation



### Location

The subject property is located on Fulham Road, a short walk away from Parsons Green station, benefitting from a dense, affluent immediate catchment.

Located immediately adjacent to **Broadleaf**, other nearby occupiers include **GAIL's**, **Heartcore**, **The Acai Girls**, **Balfe's Bikes** and **Lea & Sandeman**.

### Demise

The property is arranged over ground and basement floors, comprising the following approximate net internal floor areas:

Ground Floor	1,313 sq ft	121.97 sq m
Basement	1,295 sq ft	120.30 sq m
<b>Total</b>	<b>2,608 sq ft</b>	<b>242.27 sq m</b>

### Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

### Rent

£80,000 per annum exclusive

### Rates

**Rateable Value** £41,500

**Rates Payable** £20,708.50

Interested parties are advised to make their own enquiries through London Borough of Hammersmith & Fulham on 020 8748 3020.

### EPC

Available upon request.

### Service Charge

£1,400 pa

For further information or to arrange a viewing please contact:

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