

# Fulham, London SW6

## 24-32 Vanston Place

Class E Opportunity – Subject To Vacant Possession



### Location

The subject property is located on Vanston Place, in close proximity to North End Road and Fulham Road. Fulham Broadway station is only a short walk away. The property benefits from a wide, double frontage and is partially fitted as a fitness studio.

There are a number of reputable national occupiers nearby such as **Holland & Barrett**, **Caffé Nero**, **Vagabond**, **Waitrose**, **Pure Gym**, **GAIL'S**, **HSBC** and **Honi Poke**.

### Demise

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

**Ground Floor**                      **3,117 sq ft 289.57 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

£130,000 per annum exclusive.

### Rates

<b>Rateable Value</b>	£137,000
<b>Rates Payable</b>	£58,910 p.a.

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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