

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

£115,000 per annum exclusive.

Rates

Rateable Value	£137,000
Rates Payable	£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
020 7190 9801
forge-cp.com

Liam Jones
07990 335 016
liam@forge-cp.com

Amy Kenningham
07393 764 822
amy@forge-cp.com

