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.

Other nearby occupiers include **Get Set Swim**, **Strong Pilates**, **Pure Gym, Holland & Barrett**, **Waitrose, Vagabond** and **GAIL'S**

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:

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Fulham - North End Road (Fulham Island)

Modified: 22-Oct-26 17:27:35 / Surveyed: 07-Nov-25



Ordnance Survey

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Experian Goad Plan Created: 22/10/2026

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