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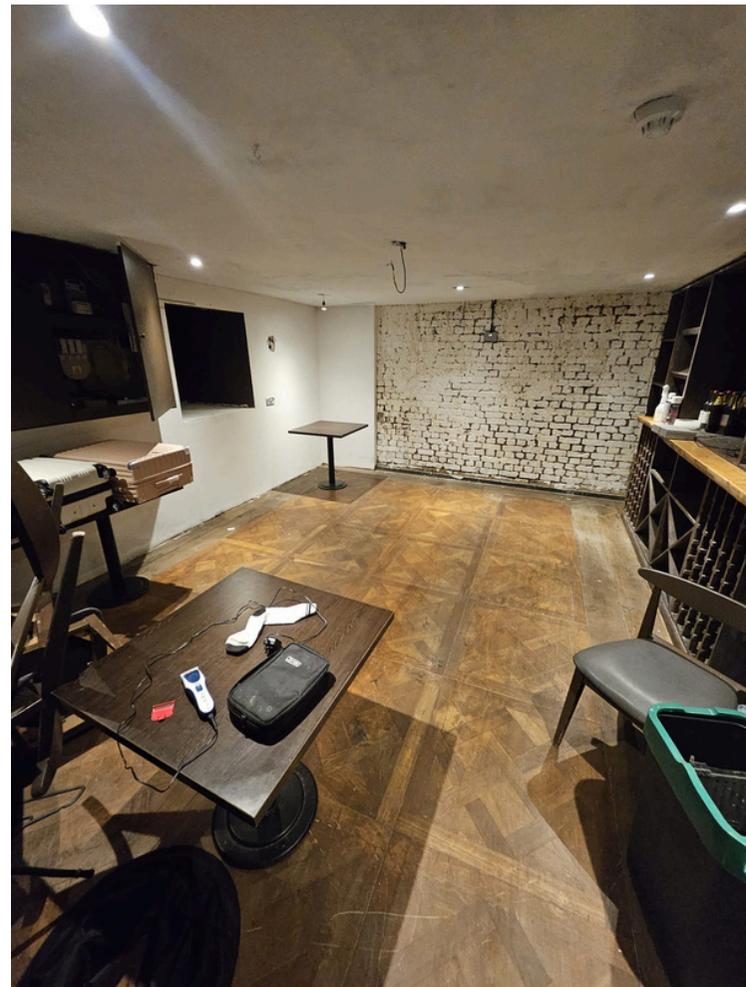
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**194 WANDSWORTH BRIDGE ROAD
FULHAM, SW6 2UF**

**RESTAURANT TO LET
1,113 SQ FT**

PLEASE NOTE THIS IS AN OLD PHOTO



194 WANDSWORTH BRIDGE ROAD FULHAM, SW6 2UF

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DESCRIPTION

A well positioned restaurant unit across ground and basement with outside terrace to let on Wandsworth Bridge Road.

Extract is in situ but it would suit a variety of Class E occupiers.

LOCATION

Situated in a highly visible prime position on the West side of Wandsworth Bridge Road, in Fulham, the property provides one of the most prominent opportunities available on the Street. Wandsworth Bridge Road has recently grown to become a popular retail destination, attracting an increasing number of retailers focused on Interior Design, and home improvements.

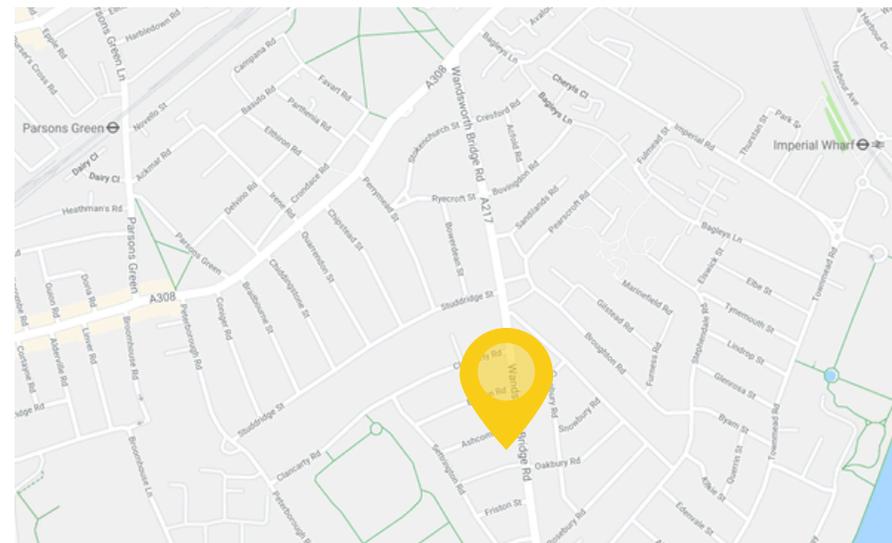
The parade also boasts a broad range of independent shops, cafes and restaurants creating a hive of local activity. The nearby residential population is extremely affluent and the property is well positioned to serve the catchment areas nearby.

SPECIFICATION

- Extract in situ
- Situated in a highly visible prime position on this popular high street.
- Well situated to serve the nearby affluent residential population.
- Use Class E.
- 150 sqft front terrace

FLOOR AREAS

	sq ft	sq m
Ground	855	79.4
Basement	258	24
Total	1,113	103.4



TERMS

New FRI Leases available.

RENTS

£40,000 per annum exclusive

RATES

Interested parties are advised to make their own enquiries with the local authority.

EPC

Available upon application.

SERVICE CHARGE

To be confirmed.

VIEWING

Strictly by appointment through the sole agents.

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