



**228 MUNSTER ROAD**

FULHAM, SW6 6AZ

**RETAIL INVESTMENT FOR SALE**

**1,151 SQ FT**



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FULHAM, SW6 6AZ

LEWIS  
&CO

## DESCRIPTION

The property comprises a self-contained restaurant on ground and lower ground floors, covered front garden area with a large maisonette above sold off on a long lease.

The property is currently let to Bistro Bistro Ltd T/a Fulham Kitchen, since 2015 on a 10 year lease from March 2022 with rent reviews in March 2025 and March 2028 at a current rent of £36,000 pa. Flat sold on 999 year lease from 1987 producing a ground rent of £100 pa rising every 25 years.

## LOCATION

The subject property is located in the heart of Munster Village, close to both Chelsea and Fulham. The premises are situated within walking distance from both Parsons Green and Fulham Broadway tube stations (District Line) and there are a number of bus services nearby.

The area benefits from numerous bars, restaurants, shops, hotels and sports clubs along with the Thames river path.

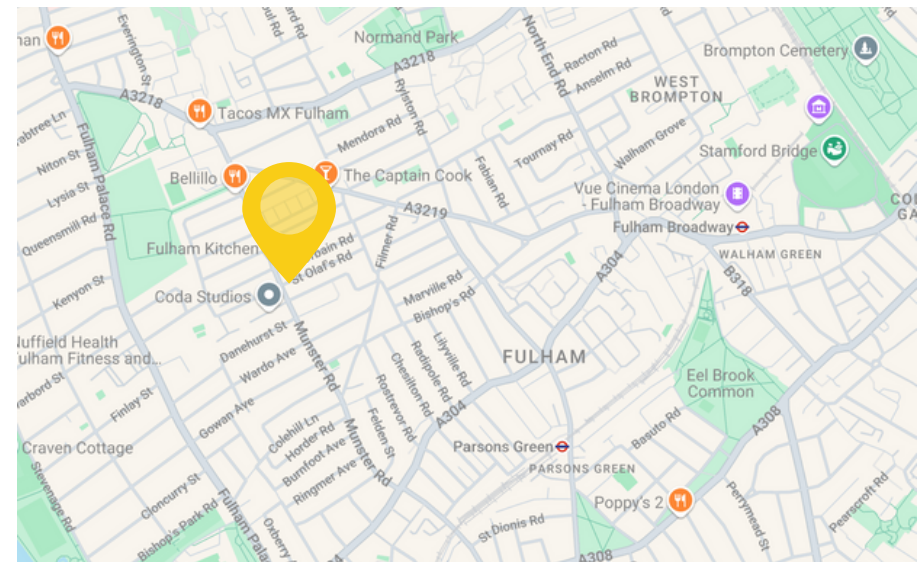


## SPECIFICATION

- Rare retail investment
- Excellent location
- Roadside frontage

## FLOOR AREAS

| Floor        | sq ft        | sq m       |
|--------------|--------------|------------|
| GF           | 537          | 49         |
| LG           | 614          | 57         |
| <b>Total</b> | <b>1,151</b> | <b>106</b> |



## TERMS

Freehold for sale.

## SALE PRICE

£525,000.

## RATES

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

## VAT

N/A.

## EPC

Available upon application.

## VIEWING

Strictly by appointment  
through the sole agents.

### ALEX LEWIS

alex@lewisco.co.uk  
ddi: 020 3940 5575  
mob: 07815 788 825

### SAM JOHNSON

sam@lewisco.co.uk  
ddi: 020 3940 5561  
mob: 07563 393 940