



# 782 FULHAM ROAD

FULHAM, SW6 5SL

E CLASS UNIT TO LET / LONG LEASEHOLD FOR SALE 603 SQ FT (56 SQ M)

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## DESCRIPTION

The unit comprises an open plan ground floor as well a spacious basement. The unit also benefits from a large frontage onto the Fulham Road.

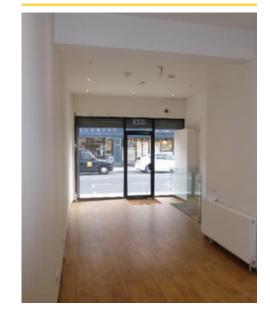
The property currently has E class use and has a kitchen and WC facilities.

## LOCATION

The property is situated in the heart of Fulham Road in an extremely prominent position. The unit provides an excellent opportunity to acquire a retail unit in the heart of this thriving street.

The street contains a number of well-known national retailers and restaurant units as well as a host of fantastic independent retailers.

The property benefits from it's close proximity to Fulham Broadway and Parsons Green Stations (District Line), providing quick access into Central London.



## FLOOR AREAS

Unit	sq ft	sq m
GF	323	30
Basement	280	26
Total	603	56



#### TERMS

A new lease is available or the freehold of the property for sale.

#### EPC

Available upon request.

## RENT / SALE PRICE

Rent: £20,000 per annum.

Long Leasehold: £225,000 (999 year lease from 18 May 2018).

#### VAT

Not applicable.

### RATES

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

#### VIEWING

Strictly by appointment through the sole agents.

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