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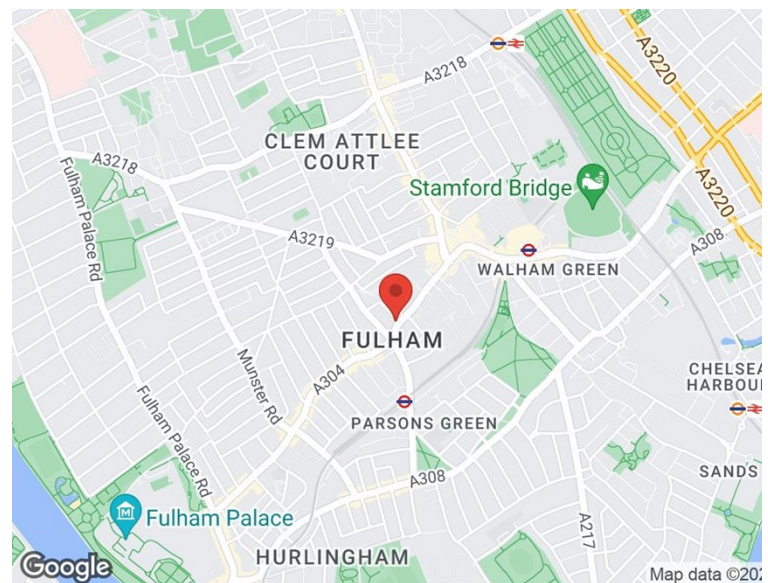
580 Fulham Road, London, SW6 5NT

A CORNER RETAIL PREMISES ON FULHAM ROAD CLOSE TO PARSONS GREEN TUBE STATION

TO LET

Area: 1,008.00 FT² (93.65M²) | Rent: £45,000 per annum, exclusive |

- Fully glazed return frontage
- Good natural light
- Good ceiling height throughout
- Integrated ceiling fans
- Recessed spot lighting
- Mains wired smoke alarms
- Retail area / reception room
- x5 treatment rooms (1 with a shower)





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LOCATION:

The premises are situated at the end of a short parade of shops on the northerly side of Fulham Road at the corner of the junction with Darlan Road. Other local businesses include Sainsbury's Local, Balfe's Bikes Fulham, A3 Solutions, Fulham Plumber & Electric, Broad Leaf Timber London, Leyland SDM Fulham Decorating & DIY, Hi-Spec Design, Heartcore, Fulham Pharmacy, Bei London Hairdressers, Pottery Café, The Acai Girls Fulham, Gail's Bakery, Parson's Nose, Brooklyn Pizza Crew, Anir Anun Clinic & Boutique and Fulham Tattoo London. Public transport is accessed via Fulham Road (buses) and from Parsons Green Station (District line).

LOCAL AUTHORITY: Hammersmith & Fulham

DESCRIPTION:

The premises occupies the ground floor and basement of a 2 storey, mixed-use, Victorian end of terrace building. The building is rendered, with a pitched tiled roof and a fully glazed ground floor frontage to the commercial premises. The unit is accessed direct from Fulham Road, which leads to an open plan retail area currently fitted as a waiting room for a beauty operator. A central hallway connects the front of the unit to 2 treatment rooms (one with a shower), a small office and W/C. Additionally from the hall is side access to Darlan Road and stairs descend to the basement, which is arranged with 2 further treatment rooms and a staff breakout room / treatment room. Good condition throughout.

Fans and ventilation conduit are integrated into the ceiling cavity, together with down lighters and a mains wired smoke alarms is also fitted.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	578.00	53.70
Basement	430.00	39.95
TOTAL	1,008.00FT²	93.65M²

FLOOR PLAN: [Click Here](#)

LEASE TERMS:

To grant a new FRI Lease outside the Landlord & Tenant Act 1954 for a term to be negotiated.

RENT: £45,000.00

RATES:

Rateable Value £24,750 per annum
Rates Payable £12,350.25 per annum

SERVICE CHARGE: TBC

NB - We strongly recommend that you verify the rates with The London Borough of Hammersmith & Fulham's Business Rates Department on 0208 753 6681.

Also subject to the Fulham Broadway Bill Levy Bill: £334.63.

POSSESSION: Full vacant possession immediately on completion of legal formalities

LEGAL COSTS: Each party to be responsible for their own legal costs.

VAT: The rent is subject to VAT

EPC: Available upon request.

CONTACT:

Justin Knight MRICS
Knight Commercial London
07772 874 444
justin@knightcommerciallondon.co.uk

Vaughn Smart MRICS
Knight Commercial London
07827 403 127
vaughn@knightcommerciallondon.co.uk

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