

**PLEASE NOTE: The Landlords are not obliged to accept any offers and will make their choice of tenant based on the suitability of the applicants, their financial status and the trade/business that is proposed. We will be pleased to answer any questions and look forward to your call.**

#### Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, electricity, plumbing (where appropriate), and related items have not been tested by Williamsons Dace Brown and no warranty in their respect is offered within these particulars.

Prospective purchasers are advised to have these items independently and professionally checked prior to entering in to a contract.

#### Photographs

Photographs within these particulars may have been taken with non standard camera lenses. Items shown are expressly excluded from the sale unless otherwise stated within the sales particulars.

#### Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Williamson Dace Brown for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings. Items in photographs are not necessarily included.



## 606 Fulham Road, Fulham, London, SW6

- **Rent: £44,000 per annum exclusive.**
- **Prominent unit under Use Class E on a busy thoroughfare.**
- **The unit is currently fitted out for restaurant use.**

Prominent Class E unit on Fulham Road, within walking distance of Parsons Green station. Prime location on Fulham Road being a busy thoroughfare in vibrant Fulham, an affluent London Suburb. Retailers within the vicinity include Gails, Parsons Nose, Joe & The Juice, Sweaty Betty & Carter Jonas. Approx. 110m<sup>2</sup> (1186ft<sup>2</sup>).

Prominent retail / restaurant premises situated on Fulham Road in prime location with a variety of other local trades with Gails and the Parsons Nose butchers opposite. Parsons Green is a short walk away with Parsons Green station providing London Underground services (District Line).

The property is arranged over the ground floor and basement and is currently fitted out for restaurant/cafe use with a large open plan seating area to the front, kitchen, (with extraction), office / storage and wc's to the rear. There is air conditioning (not tested), three phase power and walk in fridges / freezers. The property is accessed directly from the pavement and benefits from a large glazed shop front. The property has been fitted out to a good standard, but some work is required.

#### Accommodation

(all sizes approximate)

#### Main retail / seating area

37.37m<sup>2</sup> (402.25ft<sup>2</sup>)

Frontage 3.93m (12.89ft)

#### Ancillary/Kitchen

49.08m<sup>2</sup> (528.3ft<sup>2</sup>)

#### Staff Room/Office /Basement

23.8m<sup>2</sup> (256.26ft<sup>2</sup>)

#### Staff and customer w/c's.

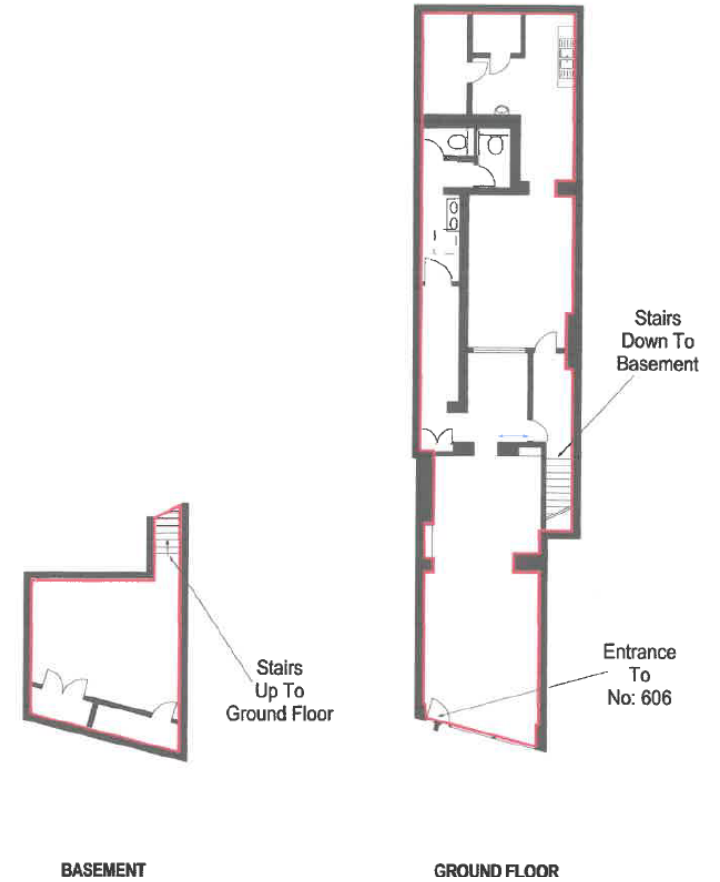
#### Net Internal Area

110 m<sup>2</sup> (1186 ft<sup>2</sup>)

Please see floor plan.









### Terms

The unit is available to rent under a new full repairing and insuring Lease on terms to be agreed at a starting rental of **£44,000 per annum exclusive**. The incoming tenant will be responsible for the landlords legal costs.

### Deposit

A deposit of three to six months rent will be required to be held for the duration of the lease by the landlords managing agent subject to the receipt of satisfactory references.

### References

All incoming tenants will be required to provide satisfactory references from their bank, accountant, solicitor and current/previous commercial landlord. Photographic identification, proof of funds and proof of home address will also be required.

### Planning

The property falls within the London Borough of Hammersmith & Fulham and can be used for purposes under the Use Class Order E (subject to landlords consent). All prospective tenants are to satisfy themselves with regard to the Use Class Order.

### Business Rates

The rates payable for the year 2023/2024 are £23,750. Rateable Value is £42,500.

### EPC

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**Viewings** By appointment only.

### Letting and Managing Agents

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[www.wdbproperty.co.uk](http://www.wdbproperty.co.uk)

### Contact

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