



**RESTAURANT  
TO LET/FOR SALE  
155 Munster Road  
Fulham  
SW6 6BT  
761 sq ft**

**LOCATION:** Located in a highly visible position in the heart of Munster Village at the junction with Wardo Avenue. Parsons Green Tube station (District Line) is within a few minutes walk. Nearby occupiers include The Co Op Tesco Local & My Plumberman and a range of local shops and restaurants serving the local affluent residents.

**ACCOMMODATION:** The premises are self contained on ground floor and lower ground floor previously trading as a deli & restaurant with wooden floors and an extract system. It extends to the following approximate floor areas.

Ground Floor	517 sq ft
External Store	77 sq ft
Lower ground	187 sq ft

**LEASE:** New 12 year FRI lease with 4 yearly rent reviews to higher of open market or RPI at a rent of £25,000 pa. lease to be outside the Landlord & Tenant Act 1954. **PREMIUM OFFERS INVITED. 6 months deposit required.**

**SALE:** Long leasehold 99 years from 9<sup>th</sup> May 1995 (Expires 2094) for sale at a price of £425,000 pa.

**RATES:** Rateable Value £13,250 Rates Payable £ tbc

**VIRTUAL TOUR:** <https://mls.ricohtours.com/099da960-aa68-496a-a95e-a8664181bb1d>

**VIEWING:**

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Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations, in particulars, or elsewhere.







A dark blue rectangular box containing the Vause Cribb logo at the top. Below the logo, the phone number "020 7731 8001" is displayed in a large, white, sans-serif font. At the bottom, the website address "www.vausecribb.co.uk" is written in a smaller, white, sans-serif font.

A dark blue rectangular box with a yellow horizontal band across the top. The text "JM Commercial" is written in a large, bold, red serif font within the yellow band. Below the band, the words "CHARTERED SURVEYORS" are written in a smaller, yellow, sans-serif font. At the bottom of the box, the email address "james.moorhouse@jmcommercial.co.uk" and the phone number "0208 785 7960" are listed, followed by the website "www.jmcommercial.co.uk".



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