



PROMINENT CORNER SHOP TO LET (CLASS E)

653 FULHAM ROAD LONDON SW6 5PY (£35,000 pax 541 SQ FT)

LOCATION

The premises are in the London Borough of Hammersmith and Fulham. They are situated to the southern side of Fulham Road (A304) on the corner of Cassidy Road.

The area benefits from good footfall and transport links. These include several bus routes and the Tube station at Fulham Broadway. There are several pay and display parking bays in close proximity.

There are numerous national and local Class E operators' trading in the area. These include Waitrose, Dominos Pizza, Barclays Bank and Pret. The "Fulham Boys School" is directly opposite.

DESCRIPTION

The premises form part of a 3 storey mixed use building. The premises are brick built and rendered. They have a flat roof and occupy a prominent pitch on the corner of Cassidy Road. There is another shop to the rear of the property. This traders as a barbers shop.

ACCOMMODATION

The premises were measured in compliance with the RICS Code of Measuring practice. The net internal floor areas are shown below. The premises benefit from partially glazed return frontage to Cassidy Road of 3.17 m.

NET INTERNAL AREAS

Ground floor showroom 46.40 m²

Staff kitchen area 3.84 m²

W.C

TOTAL 50.24 m² or 541 sq ft

TERMS

RENT £35,000 per annum exclusive payable quarterly in advance

LEASE TERMS A new FRI lease for a term to be agreed by negotiation

PERMITTED USE Class E

BUSINESS RATES Under the 2023 rating list the rateable value is £23,000

EPC A copy of the EPC report is available upon request.

LEGAL COSTS Each party is to bear their own legal costs incurred in this matter.

VIEWINGS:- All viewings need to be arranged directly via the retained sole agents

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