



**CORNER SHOP & BASEMENT
(A1 USE POSSIBLE A2 USE - STP)
TO LET**

Awaiting Photo

**FULHAM ROAD, LONDON SW6
1070 SQ FT (99.40 SQ M)**

Location: Situated on a prominent corner position on the corner of Dorian Road and Fulham Road (virtually opposite Fulham Fire Station) and close to the junction with Parson Green Lane. Parson Green Underground Station is the nearest Station. Nearby occupiers include, Starbucks, Cafe Nero, Cologne & Cotton and The Parsons Nose.

Description: Comprising a prominent corner shop with return display frontage to Dorian Road. The premises are slightly wider than average and have potential for a number of retail and A2 uses including Bookmakers, Estate Agency and Financial Services.

The basement comprises three rooms which could be used as offices, storage etc (fully tanked). Recently refurbished throughout and fitted with recessed halogen lighting and wooden flooring.

Areas: Ground floor area 627 sq ft (plus extension potential)
Basement 443 sq ft
Kitchenette & WC at ground floor level

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. The vendor does not make or give, and neither do Featherstone Leigh Commercial or any person in their employment has any authority to make, give, any representation or warranty whatsoever in relation to this property.

Terms: Available on a new Full Repairing and Insuring Lease at £29,995 pa.

Business Rates: London Borough of Hammersmith and Fulham – Rateable Value is £17,750.

Rates Payable approx £7,348 pa for 2010/2011. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Featherstone Leigh cannot guarantee any figures.

Viewings via Featherstone Leigh – 020 8332 2707

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