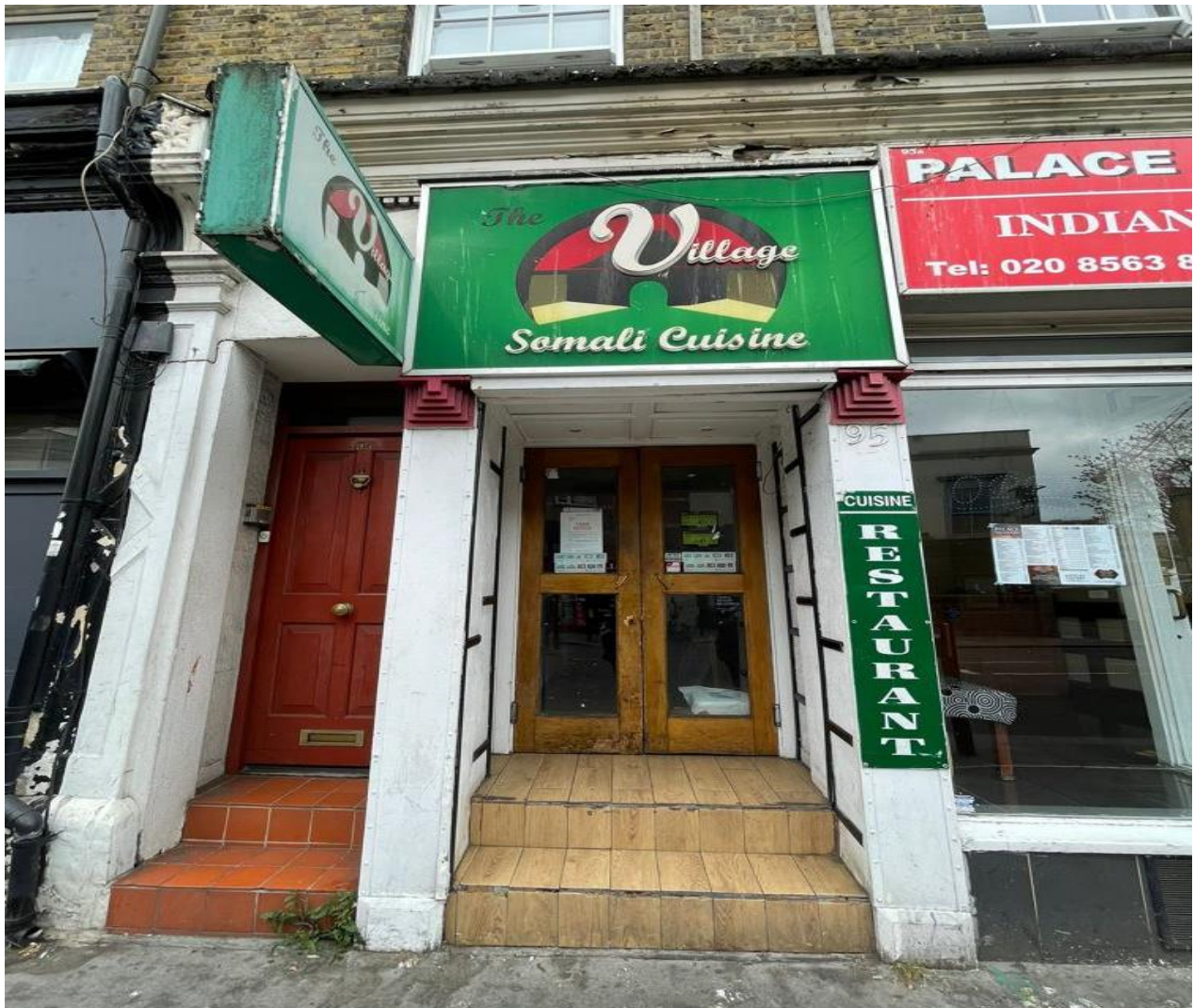


95 FULHAM PALACE ROAD LONDON W6 8JA



RESTAURANT (CLASS E) – EXISTING EXTRACTION
967 SQ. FT. (89.83 SQ. M.)
INCLUDES REAR COURTYARD

TO LET

Location:

The property is located on the western side of Fulham Palace Road which is a busy major through route connecting Hammersmith, the West End and Heathrow Airport. Hammersmith is home to various multi-national headquarters including Disney, Coca Cola, Harper Collins and L'Oréal. The property is served by various public transport links into central and Greater London, primarily via Hammersmith Broadway station (300m away) (District, Piccadilly, Circle and Hammersmith & City lines) and Hammersmith Bus Station.

Description:

The property forms part of mid-terraced mixed-use building, providing prominent restaurant premises which are arranged over ground and basement floors. The unit benefits from both male and female WCs on the ground floor and a small courtyard at the rear. A fully fitted kitchen and dry goods storage is situated in the basement.

Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	350 sq. ft. (32.51 sq. m.)
Basement	648 sq. ft. (60.19 sq. m.)
Total	998 sq. ft. (92.70 sq. m.)

User:

We believe the premises fall under Class E of the Town & Country Planning Use Class as amendment September 2020.

Rateable Value:

We are advised by the VOA that the property has a rateable value of £20,500 per annum; however, interested parties should make their own enquiries on the rates payable.

EPC:

Energy performance certificate has a rating of C (51) for the premises. A copy of the EPC is available upon request.

Legal Fees:

Each party to bear its own legal costs.

VAT:

Not applicable.

Terms:

A new effective full repairing and insuring lease, for a term to be agreed, subject to upward-only rent reviews.

Rent:

£25,000 per annum, exclusive of VAT and other outgoings.

Anti-Money Laundering:

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

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