

RENT REDUCED

498-504 FULHAM ROAD

LONDON

SW6 5NH



PRIME CORNER UNIT AVAILABLE (CLASS E)

APPROX. 2,541 SQ. FT. (236.11 SQ. M.) – NO PREMIUM

0.2 MILES FROM FULHAM BROADWAY STATION

TO LET

Location:

The property occupies a prime and highly visible corner position on the northern side of Fulham Road (A304), with a substantial return frontage extending down North End Road (B317). Fulham is an affluent residential area with the immediate locality characterised by a diverse range of national brands, including Waitrose, Holland and Barratt, F45 Training, Pure Gym, HSBC, and Vue Cinema. The unit is 0.2 miles from Fulham Broadway Underground (District Lines) and is close to major bus routes linking the site directly to Clapham Junction and London Waterloo.

[Location Map \(Please Click\)](#)

[Street Map \(Please Click\)](#)

Description:

The subject unit forms part of a four-storey mixed-use building and is arranged over ground floor and basement levels. It benefits from double sliding automatic doors fronting onto Fulham Road and a rear fire escape which exists onto North End Road. The basement is currently configured to provide office space, WCs, staff accommodation and ancillary storage.

Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	1,936 sq. ft. / 179.92 sq. m.
Basement	605 sq. ft. / 56.19 sq. m.
Total	2,541 sq. ft. / 236.11 sq. m.

User:

We believe the premises fall under Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of, £97,500;

however, interested parties should make their own enquiries of the rates payable.

EPC:

An EPC has been commissioned and will be available shortly.

Legal Fees:

Each party to bear its own legal costs.

VAT:

Applicable at the prevailing rate.

Terms:

A new effective full repairing and insuring lease, for a term to be agreed, subject to upward-only rent reviews every 5th year. Occupation to take place no earlier than 20th January 2023.

Rent:

£97,500 per annum, exclusive of 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.

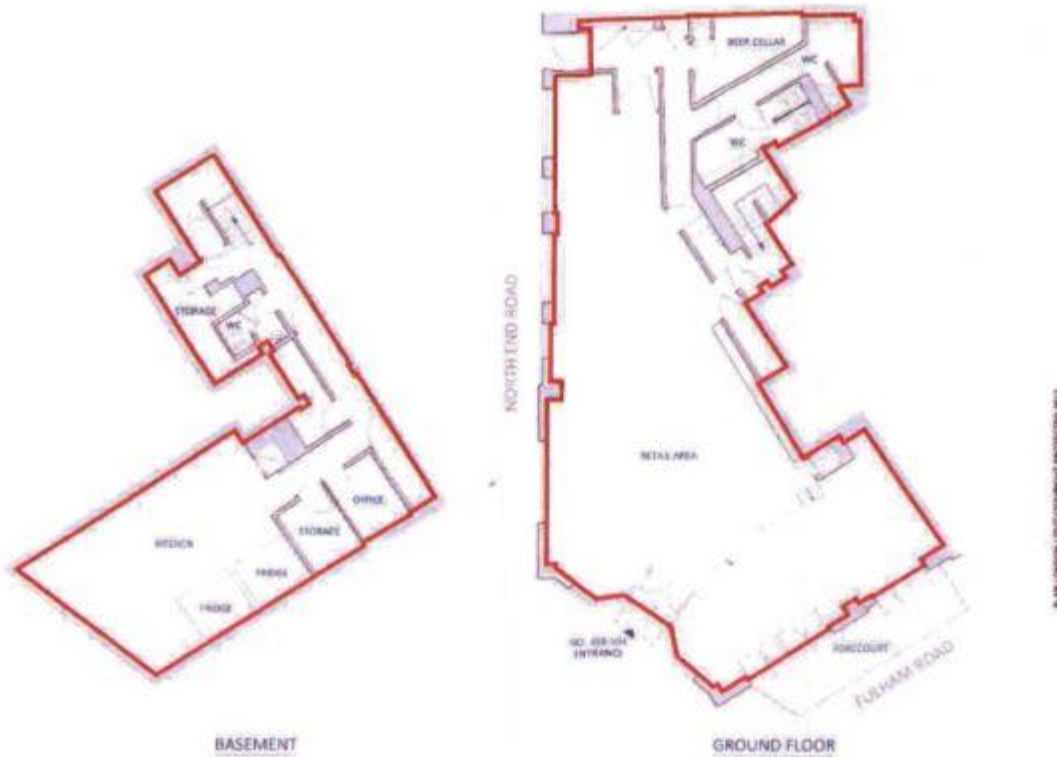
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Floor Plans:



*Indicative plans, not to scale

Important Notice

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