

312 LILLIE ROAD LONDON SW6 7PS



**SHOP UNIT (CLASS E) AVAILABLE ON A NEW LEASE
PRIME RETURN FRONTAGE WITH BASEMENT COURTYARD
APPROX. 921 SQ. FT. (85.55 SQ. M.) – NO PREMIUM**

TO LET

Location:

The property is situated at the western end of Lillie Road (A3218), close to its junction with Munster Road in Fulham. The immediate area is a vibrant, mixed-use commercial and affluent residential location. West Brompton Station (Overground, Southern Railway and District Lines) and Barons Court Station (District Lines) are under 0.8 miles from the property, providing quick access into Central and West London. The A4/M4 is accessed via the A219 and is approximately 1-mile from the premises, along with Hammersmith Broadway Station (Piccadilly, District, Hammersmith & City and Circle Lines) linking it with Heathrow Airport and Greater London.

Description:

The premises occupy a prime end-of-terrace corner position with a return frontage facing Laundry Road. It is arranged over ground floor and basement levels within a mixed-use building which has retained much of its original character. Formerly used as an antiques shop, it presents in a good overall condition and benefits from a front shutter system, a WC/shower room, kitchenette, ancillary storage space and an external courtyard at basement level. Services include electricity and water and gas-fired underfloor heating.

Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	383 sq. ft. / 35.55 sq. m
Basement	538 sq. ft. / 50.00 sq. m
Total	921 sq. ft. / 85.55 sq. m.
Courtyard	54 sq. ft. / 5.02 sq. m.

Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation on or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor. 2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3 Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

User:

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

Rateable Value:

To be confirmed.

EPC:

An EPC has been commissioned and will be available shortly.

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:

£29,000 per annum exclusive of other outgoings.

Contacts:

Emily Bradshaw- D: 020 8222 9947
 M: 07920 769395
 E: e.bradshaw@willmotts.com

Huseyin Zafer- D: 020 8222 9901
 M: 07918 482210
 E: h.zafer@willmotts.com

Varol Zafer- D: 020 8222 9946
 M: 07900 224967
 E: v.zafer@willmotts.com

Internal Photographs:



