

## 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.

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

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

**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
<b>Total</b>	<b>921 sq. ft. / 85.55 sq. m.</b>
Courtyard	54 sq. ft. / 5.02 sq. m.

**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:**

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.

**Rent:**

**£29,000 per annum**, exclusive of other outgoings.

**Contacts:**

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**Internal Photographs:**





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