



Fulham Palace Road, London, W6 **To Let**

| -1 Receptions

A3 Restaurant premises

No premium sought

Arranged over ground and basement floors

Totalling 967 sq. ft.

**£38,000 per
annum**

Location:

The property is located on the Western side of the busy Fulham Palace Road which is a through route connecting Hammersmith and the West End and Heathrow Airport. Hammersmith is home to various multi-nationals housing head quarters for likes of Disney, Coca Cola, Harper Collins and many more.

Transport links are excellent with having Hammersmith Broadway Station (District, Piccadilly, Circle and Hammersmith & City Lines being approximately 300 meters away.

Description:

The property forms part of mid-terraced mixed use building, providing prominent restaurant premises which is arranged over ground and basement floors, currently customer WC's are located to the rear of the ground floor and a large size cold room located externally at the rear yard. The basement provides spacious kitchen, office and dry goods storage.

User:

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

Accommodation:

The property offers the following (NIA) approximate dimensions:

Ground restaurant:	497 sq. ft. - 44.60 sq. m.
Ground floor WC's:	100 sq. ft. - 9.29 sq. m.
Basement/kitchen:	206 sq. ft. - 19.13 sq. m.
Basement storage:	72 sq. ft. - 6.5 sq. m.
Basement office:	92 sq. ft. - 8.54 sq. m.
Total:	967 sq. ft. - 89.83 sq. m
Rear yard/Cold-room:	60 sq. ft. - 5.57 sq. m.

Terms:

Our client wishes to grant a new full repairing and insuring lease for term to be agreed contracted inside the security of the Landlord & Tenant Act 1954.

Rateable Value:

We are advised by the VOA website that the property is assessed and the rateable value for the unit is £29,7500 per annum; however interested parties should make their own enquiries.

EPC:

The property offers EPC (Energy performance certificate) rating of E - 103, copy of the EPC available upon request.

Legal Fees:

Each party to bear own legal costs.

Viewings:

Strictly via Landlords sole agents Willmotts.

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

Emily Bradshaw - D: 020 8222 9947 M: 07920769395 E: e.bradshaw@willmotts.com ;

Map



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