



CLASS E UNIT WITH RETURN FRONTAGE & FORECOURT  
TO LET £25,000 PA  
156 MUNSTER ROAD FULHAM SW6 5RA

 **Willmotts**  
The Complete Property Service  
020 8748 6644

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- RETAIL UNIT APPROX 71.44 SQ M (GROSS)
- ARRANGED OVER GROUND AND BASEMENT
- RETURN FRONTAGE AND FORECOURT AREA
- LOCATION
- STREETVIEW

### Location

Located between Filmer Rd and Swift St, in this affluent S W London district. The nearest transport is by way of Parson Green tube (District Line) station which is approximately 0.5m from this location. Munster Road is a little haven within the bustling London neighbourhood of Fulham and is well known for its established independent shops and businesses ensuring that it is a popular destination for locals and all Londoners.

### Description

A charming turn of the Century end of terrace building, affording a Retail unit in the basement and ground floors with a residential accommodation above. The retail unit has a return frontage to Swift Street and also benefits from a forecourt area ideal for outside seating. The unit is ready for an incoming tenants fit-out.

### User

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

### EPC

Energy performance certificate has rating of C(62) for the premises. A copy of the EPC is available upon request.

### Accommodation Schedule:

The property offers the following approximate dimensions

Location	Sq.Ft.	Sq. M.
Ground Floor	522	48.50
Basement	247	23.00
Total	769	71.50

### Rateable Value:

The premises rateable value needs to be re-assessed after separation works are concluded. Interested parties should make their own enquiries of the VOA.

### Service Charge:

The building shall fall within a service charge provision administered by the freeholder and the premises shall contribute a reasonable and fair proportion or an % of all outgoing(yet to be determined).

### Terms:

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

### Rent:

£25,000 Per Annum Excl.

### Legal

Each party to bear its own legal costs.

### AML

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

### VAT

The premises are not elected for VAT.

#### 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 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.



### Viewing

By appointment only via landlord's sole agent: Willmotts Chartered Surveyors.

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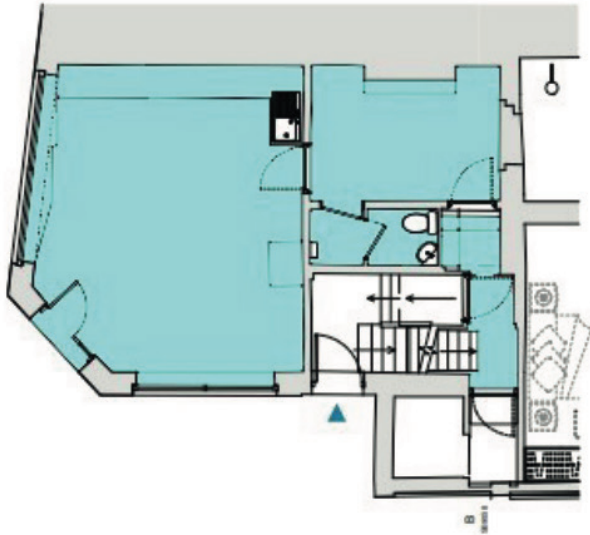
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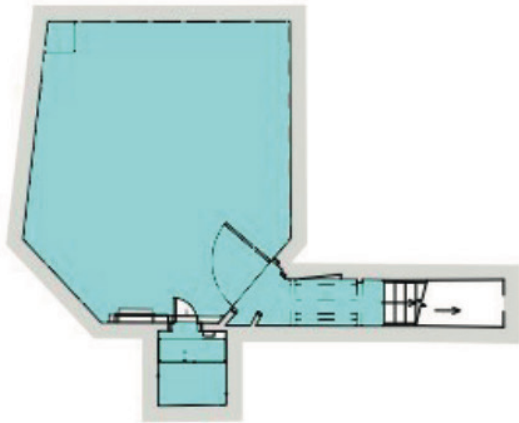


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**Retail Unit - GF**  
Area- 48.5m<sup>2</sup>/  
522 sq ft



**Basement**  
Area 23m<sup>2</sup> /  
247 sq ft



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