



CLASS E SHOP IN AFFLUENT RESIDENTIAL CATCHMENT  
**TO LET £19,000 PER ANNUM**  
349 FULHAM PALACE ROAD, LONDON, SW6 6TB

- LOCAL PARADE IN FULHAM WITH AFFLUENT RESIDENTIAL CATCHMENT
- CLASS E, VARIOUS USES CONSIDERED
- APPROX. 365 SQ. FT. OVER GROUND AND BASEMENT
- NEW LEASE AVAILABLE
- NO PREMIUM SOUGHT

### Location

The premises are located on the eastern side of the busy Fulham Palace Road (A219), close to its junction with Gowan Avenue. It is 0.3 miles east of Bishops Park and the River Thames.

Bus Routes are located within yards of the property, including the 430 and 74 Routes to Roehampton/Willesden Junction and Putney/Baker Street Station. Putney Bridge Underground (District Line) is 0.7 miles southeast of the property.

Notable nearby operators include Tesco Express, Lawson Rutter, Carter Jonas, Bishops Park Montessori Nursery School and Gourmet Hound.

### Description

The subject property comprises a self-contained lockup shop within a mid-terrace position, arranged over ground and basement floors. It has the benefit of an external forecourt, a fully glazed frontage, a front shutter system and a WC in the basement. There is a water and electricity supply but no gas.

### User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however interested parties should confirm this with the Local Authority.

### EPC

A new Energy Performance Certificate has been commissioned and will be available shortly

### Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £10,250.00; however interested parties should make their own enquiries.

### Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Floor	Sq. M.	Sq. Ft.
Ground	27.49	296
Basement	6.42	69
<b>Total</b>	<b>33.91</b>	<b>365</b>
Forecourt	10.19	110

### Terms

£19,000 per annum, exclusive of VAT and other outgoings. A new effective full repairing and insuring lease, for a term to be agreed, subject to 5 yearly upwardly only reviews.

### Local Authority

London Borough of Hammersmith and Fulham.

### Service Charge

Not Applicable

### Legal

Each party to bear its own legal costs.

### VAT

The property has not been elected for VAT.

### 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.

#### Important Notice

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**Viewing**

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

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