



RETAIL UNIT TO LET IN LOCAL AFFLUENT PARADE  
**PRICE REDUCED - TO LET £25,000 PER ANNUM**  
201 MUNSTER ROAD FULHAM SW6 6BX





- GROUND FLOOR AND BASEMENT APPROX 810 SQ.FT
- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- GLAZED FRONTAGE
- CLASS E - VARIOUS USES CONSIDERED

### Location

The property is located at the busy northern end of Munster Road which is a vehicular through-route linking Lillie Road (A3219) and Fulham Road (A304). Munster Road is a popular haven within Fulham's bustling residential neighbourhood and is well known for its established independent shops and businesses catered for locals and customers further afield. There are several of national operators in the vicinity including the estate agents Aspire and Chestertons, Co-op Food and Tesco Express. It's less than 1 mile from three underground stations: Parsons Green, Fulham Broadway (District Lines) and Barons Court (Circle, Piccadilly and District Lines).

### Description

The property is within a mid-terrace position of a three-storey 20th century terraced building. It's arranged over ground and basement floors with a glazed frontage and a single access door fronting Munster Road. It benefits from an existing WC at the rear ground floor

### User

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

### 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 £16,750; however interested parties should make their own enquiries.

### Local Authority

London Borough of Hammersmith & Fulham.

### Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location		Sq M	Sq Ft.
Ground Floor		35.76	385
Basement		39.48	425
Total		75.24	810

### Rent

£25,000 per annum, exclusive of VAT and other outgoings.

### Terms

A new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

### Service Charge

There is no service charge, and repairs are currently dealt with on an ad hoc basis. The landlord reserves the right to implement a service charge.

### 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/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

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