

FULHAM BROAD- WAY

FULHAM, SW6 1BY

Unit 4 4,445 sq ft (412.95 sq m)

Prominent first floor
restaurant opportunity



12 million footfall
annually to Fulham Broadway



Affluent demographic
9% Career Climbers / 42% City Sophisticates



42,000 on matchday
to Stamford Bridge, less than a 5 minute walk away

Sainsbury's

vue

David Lloyd



COMING SOON

★ PRET ★

Nando's

Unit 4, First Floor Fulham Broadway

4,445 sq ft (412.95 sq m)

This unit is located on the first floor of Fulham Broadway Shopping Centre and Tube Station. Other nearby occupiers on the first floor include Wagamama, Nando's, David Lloyd and a 9-screen Vue Cinema.

Retailers on the ground floor of the shopping centre include Pret, Sainsbury's, Starbucks, EE, Accessorize and Boots.

Accommodation

Approximate net internal floor areas:

First Floor	4,445 sq ft	412.95 sq m
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Rent

£115,000 pax.

Lease Terms

A new effective FRI lease for a term of 10 years, subject to a 5th year upwards only rent review.

Rates

Rateable Value: £153,000

UBR (2025/26): 55.5p

Interested parties are advised to make their own enquiries with the Local Authority on 020 8753 6681.

Service Charge

£76,610 pa.

EPC

Band E. Report available on request.

Legal Costs

Each party to be responsible for their own costs.

Viewing

Strictly by prior engagement.

**Subject to Contract & Vacant Possession
May 2025**

 Available Unit



For all enquiries...



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