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James ashley commercial
property consultants

96 Fulham Palace Road | Hammersmith | London | SW6 6JB
SHOP TO LET

- ground floor
- 38.1m² (410 ft²) approx.
- 'e' use class (alternative uses considered)
- rent: £27,500 per annum
- new lease available

DESCRIPTION

Mid-terrace lock up shop, with the front trading area recently stripped out ready for tenant fit out, and a new WC and kitchenette installed to the rear. New 3 phase electricity supply to the building.

We understand that the premises have an 'E' Use Class, which includes retail, leisure, medical, restaurant (with Reco system) and office. Alternative uses will be considered, subject to planning.

LOCATION

Situated in a prominent position on Fulham Palace Road, a major arterial route through the affluent areas of Hammersmith and Fulham connecting to the A4/Hammersmith Flyover. The property is a 3 minute walk from Charing Cross Hospital, and has excellent footfall throughout the day.

There is a strong mix of independent and national retailers, restaurants and cafes in the immediate vicinity

Neighbouring occupiers include; Hammersmith Pharmacy, Heaven Scent Florists, Kenta Japanese Restaurant, Reun Thai, and Jetts Gym.

The Eventim Apollo Theatre is at the junction of Fulham Palace Road and opposite the Broadway Shopping Centre with multiple national retailers and restaurants.

Hammersmith tube station (District, Piccadilly, Circle and Hammersmith and City lines) is within 10 minutes walking distance to the north. Barons Court (District and Piccadilly lines) is also within walking distance.

There are multiple bus routes serving the area located on Fulham Palace Road.

ACCOMODATION

Ground Floor	38.1 m ²	410 ft ²	G.I.A.
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TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

BUSINESS RATES

The rateable value will need to be assessed by the VOA, as the premises have recently been reduced in size and reconfigured.

Contact Hammersmith and Fulham Council on 02087483020 to confirm what amount might be payable.

VIEWING

By prior appointment by contacting the landlords sole letting agents: -

Ashley Brudenell or James Stefanopoulos

