

PROMINENT CLASS E & SUI GENERIS UNIT TO LET

587-591 Fulham Road

London SW6



Savills London

33 Margaret
Street London
W1G 0JD

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Location

A couple of minutes' walk from Fulham Broadway underground station and close to the intersection with North End Road, the property is in a prominent location with good visibility, strong footfall and passing traffic, and a high density of affluent residents. The location is busy throughout the day and into the evening.

Nearby occupiers include Five Guys, Wendy's, Aldi, Sainsbury's, Pho, Caffe Nero, Gail's, Waitrose, Vagabond, and soon to be joined by M&S Foodhall who are opening in the former Wholefoods. Wetherspoons opened this summer in the former ticket hall at Fulham Broadway station. Vue Cinema, David Lloyd and Chelsea FC are other major leisure draws to the area.

Accommodation

The premises are arranged over ground and basement levels, providing the following approximate gross internal areas:

Ground Floor:	1,053 sq ft	97.85 sq m
Basement:	1,714 sq ft	159.2 sq m
Total:	2,767 sq ft	257.05 sq m

Floor to ceiling heights

Ground	4.128 m
Basement	2.768 m



Viewing & further information

Strictly by prior arrangement only with:

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Rent

Upon application.

Tenure

A new lease direct from the Landlord, contracted outside the Landlord & Tenant Act 1954.

Handover Condition

Shell and core.

Timing

The Scheme is due to PC in December 2025

Service Charge/Insurance

TBC

Business Rates

We have received a rateable value estimate of £90,000-£95,000, however parties advised to make their own enquiries directly with the local authority.

Planning Use

The property benefits from flexible class E and sui generis (drinking establishment) use.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

A valid EPC for this property can be made available upon request.




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