



Corner Shop To Let 220 Fulham Palace Road London W6 9NT 1074 sq ft

LOCATION: Situated in a highly prominent position on the corner of Fulham Palace Road and Ellaline Road opposite Waitrose and by the Shell Petrol Station. The unit is ideally situated to serve the substantial nearby residential population. Nearby occupiers include Waitrose, Sainsbury's, Tesco Metro, Cafe Nero, Boots and a host of local cafes, bars and restaurants.

DESCRIPTION: The property is open plan on ground floor with basement storage/meeting room and a Kitchenette and W/C. The unit extends to the following approximate floor areas

AREAS:	Ground Floor	590 sq ft
	Basement	484 sq ft
	Forecourt	
	W/C & Kitchenette	
	Total Area	1074 sq ft

LEASE: **New 12 year FRI lease with 4 yearly upwards on rent reviews to higher of open market or CPI.**

RENT: **£32,500 per annum plus vat. 6 Months deposit required.**

RATES: **Rateable Value £31,000 Payable £tbc (2026-27)**

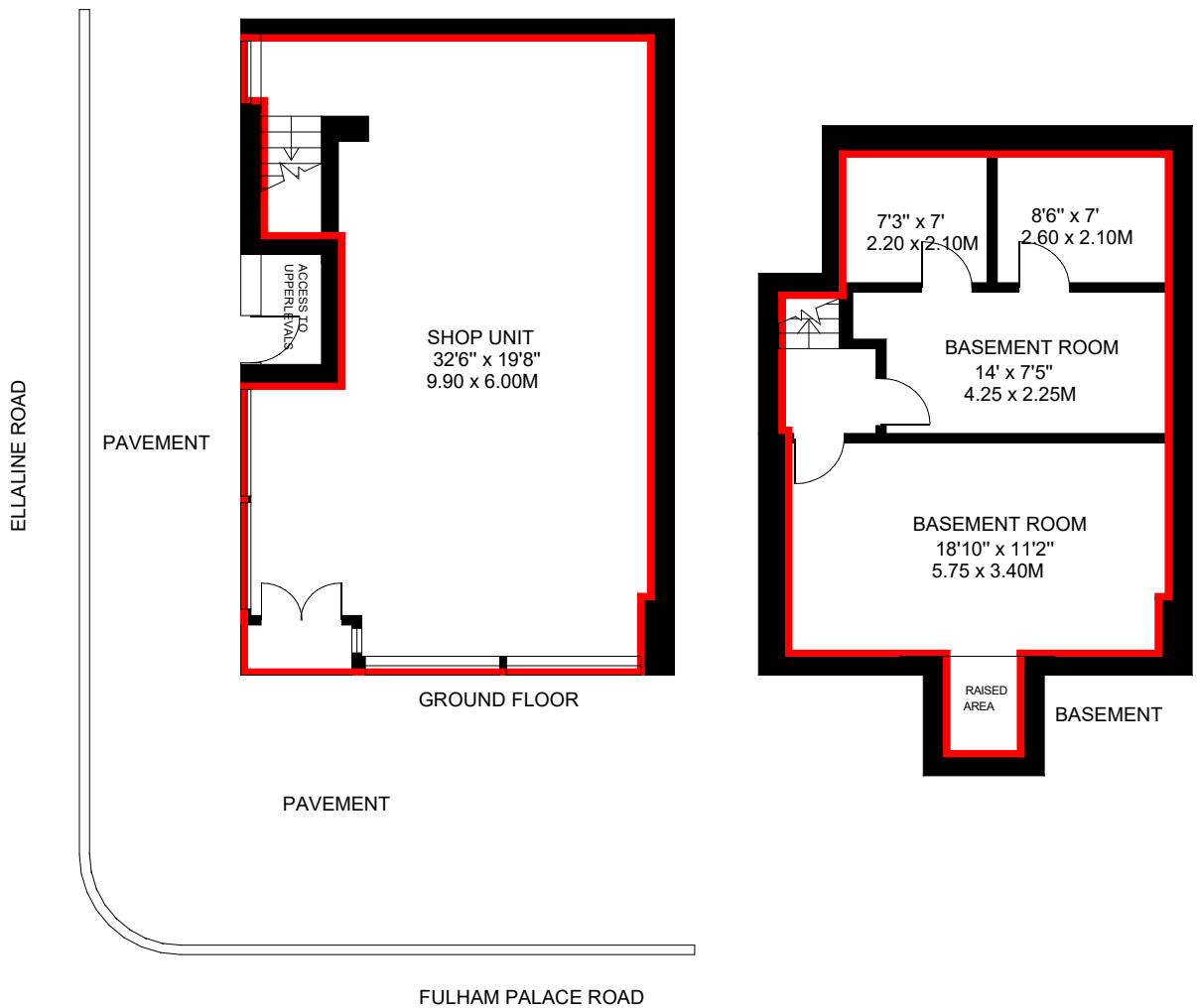
VIEWING: Richard Vause or Thomas Cribb
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Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations, in particulars, or elsewhere.

GROUND & BASEMENT SHOP UNIT
220 FULHAM PALACE ROAD
HAMMERSMITH
LONDON W6
APPROXIMATE INTERNAL FLOOR AREA
1074 SQ.FT / 99.7 SQ.M.



SCALE 1:100 on A4

3.00m