

**LEWIS
& CO**



583 FULHAM ROAD

FULHAM, SW6 5UQ

E CLASS UNIT TO LET

4,056 SQ FT



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DESCRIPTION

The property provides a well presented and carefully laid out class unit arranged over the ground and basement levels.

The property benefits from a large frontage, open plan layout, AC and a small courtyard.

LOCATION

Situated in a highly visible prime position on of Fulham Road in Fulham Broadway, the property provides an extremely prominent opportunity.

The area has recently grown to become a highly desirable destination in SW London with the recent redevelopment of The Fulham Centre generating significant footfall. The nearby residential population is extremely affluent and the property is well positioned to serve the catchment areas nearby.

A substantial local office scheme provides good opportunities to expand the trading and nearby occupiers such as Five Guys, Taco Bell, Yukka, and Dominoes are all evidence of an abundant local market.

Other nearby occupiers are Waitrose, HSBC, Barclays, Holland and Barratt and a wide range of retailers. The amenities of The Fulham Broadway Shopping centre are within a few minutes' walk.

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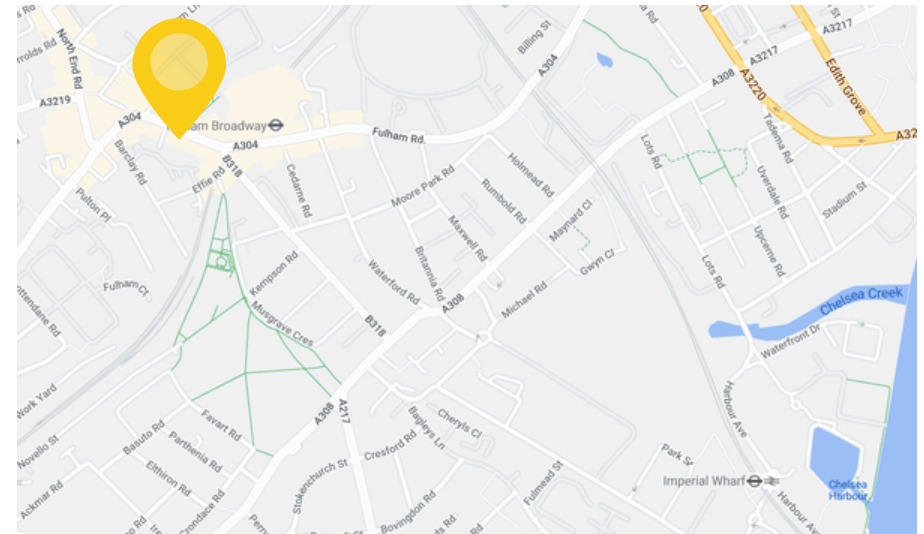


SPECIFICATION

- Open plan
- Excellent location
- Outdoor space
- Roadside frontage

FLOOR AREAS

Suite	sq ft	sq m
Ground	3,594	333
Basement	462	42
Total	4,056	375



TERMS

The property is available by way of an assignment of the existing lease expiring 28th September 2033. There is a upwards only rent review on 28th of August 2028. Alternatively a surrender and re-grant is possible.

RENT

£115,000 per annum.

RATES

Rateable Value from 1st April 2023: £136,000. Rates Payable: £69,632
Interested parties are advised to make enquiries with the Local Authority.

EPC

Available upon application.

VIEWING

Strictly by appointment through the joint agents.

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