



**Rent** £16,500 Per annum

**Size** 515 Square feet

**Ref** #3248

### Address

**Address:** 540 Fulham Palace Road

**Postcode:** SW6 6JH

**Town:** Fulham

**Area:** London

### Location

The property is situated on the busy Fulham Palace Road with plenty of passing traffic.

## Description

Bright and well-presented detached commercial premises in a unique and highly visible location in one of the busiest main roads in London and certainly in the Borough:

The ground floor shop/office is available on a short let or license agreement at a concessionary rent of £16,500 p.a. (previously let at £24,000 per annum)

The office measures a total of approximately 515 sq ft to include the main office area, rear office/ meeting room, small kitchenette and WC, and has the added benefit of a large rear garden.

Available on a flexible short-term lease or license agreement.

EPC Rating D.

Early viewings recommended - strictly by appointment through Franklin Commercial only.

Please note that the lease or License will contain restrictive covenants as detailed in the Deeds:

As numbered in the Original Transfer Document:

(iii) Subject to the provisions of clause (iv) not to use the ground floor of the property hereby transferred for any purpose other than professional offices and not to use the ground floor and first floor as one entity other than as a private dwellinghouse or as offices subject to the provisions of (iv)

(iv) Not to use the property hereby transferred or any part thereof for any wholesale retail, noxious noisy or offensive trade or business, nor for any illegal or immoral act or purpose, nor as a club, betting shop, sex shop or amusement arcade or leisure centre, not for any public exhibition or show, or political meeting, nor as a restaurant or snack bar and not to allow on the said property or any part thereof anything which is or may become dangerous, offensive, combustible, inflammable, radioactive, or explosive.

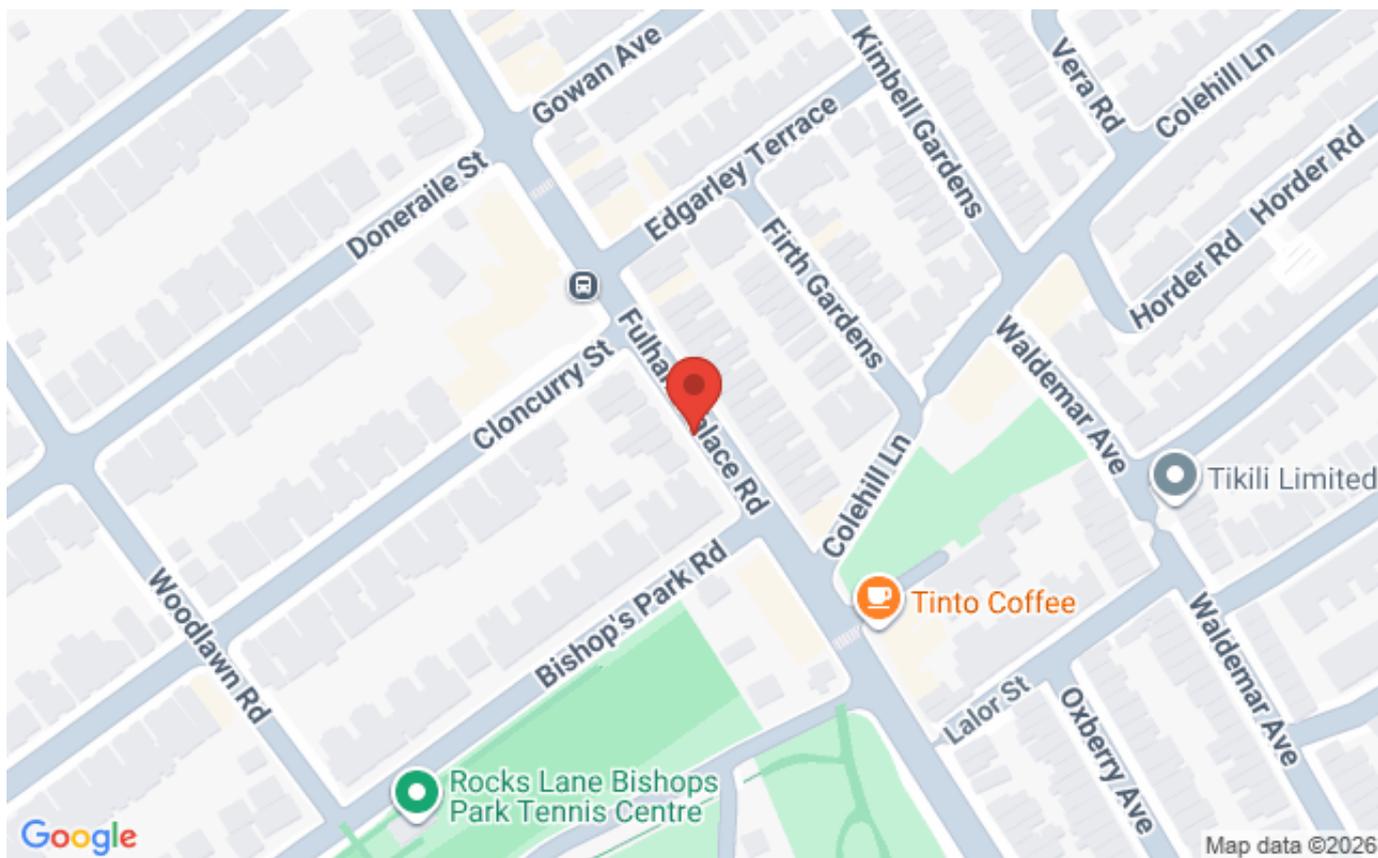
## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£16,500 Per annum
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a rateable value of £13,750, payable at the prevailing rate.
<b>Lease details:</b>	Flexible short term lease/ license agreement

## Features

- ✓ Air Conditioning
- ✓ High footfall
- ✓ Short term license available
- ✓ Garden

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



