

**969 FULHAM ROAD
FULHAM
LONDON
SW6 5JJ**



**NEWLY REFURBISHED CAFÉ / TAKE AWAY IN
HIGH STREET LOCATION**

Jubilee House
Jubilee Close
Hampton Wick
KT1 4DG

**T 020 8977 6885
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TO LET



CAFÉ / TAKE AWAY UNIT	618 SQ. FT. (57.43 SQ. M) APPROX.
HIGH STREET LOCATION	BRAND NEW LEASE
REAR ACCESS	CLOSE TO PUTNEY BRIDGE TUBE
NEWLY REFURBISHED	HIGH MODERN SPECIFICATION

LOCATION

The subject property is located in a highly prominent position close to the junction of Fulham Road, Fulham High Street and Fulham Palace Road. Fulham Road itself provides a vibrant mixture of independent retail and restaurant business and neighbouring occupiers on this road include Sainsbury's Local, Pizza Express and Tesco Express.

The premises are positioned on the east side of Fulham Road, which leads onto Fulham Palace Road and the A4 to the north and Putney Bridge and the A3 to the south. Putney Bridge tube station (District Line) is approximately 0.3 miles away and Putney Station is about 1km away, which gives access to the national rail network (Waterloo – 15 mins).

DESCRIPTION

The retail premises itself is arranged over ground and basement levels and has been extensively refurbished to a very high modern specification including brand new Aluminium shop front, brand new extraction equipment, ducting, tiled flooring, gas central heating with new boiler, suspended ceilings, spotlights, fire alarm and double glazing. The premises also have the benefit of two WC facilities, a kitchenette and rear access off Burlington Road.

ACCOMMODATION (approx.)

Ground:	458 sq. ft.	42.58 sq. m
Basement:	160 sq. ft.	14.85 sq. m
Total:	618 sq. ft.	57.43 sq. m

Net frontage	17'1"	5.20m
Gross Depth	47'1"	14.35m

BUSINESS RATES

Rateable Value £12,750. We would estimate the rates payable 2015/2016 to be in the region of £6,171 per annum and occupiers may be entitled to further small business rates relief subject to qualification. Interested parties are advised to make their own enquiries.

EPC

Where no EPC is displayed please contact the agents to confirm the status.

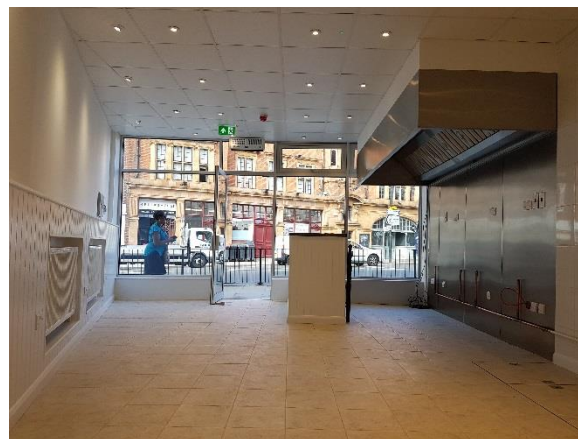
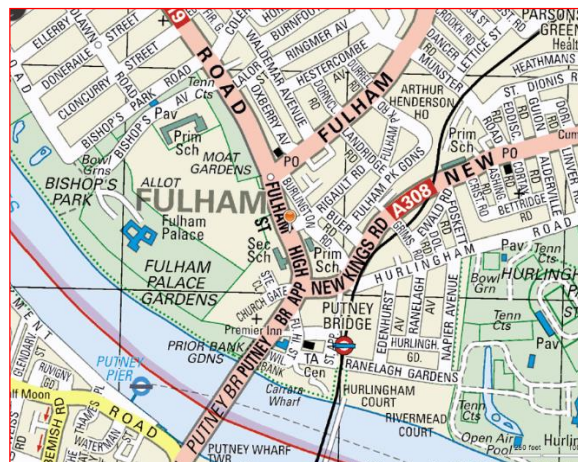
TO LET

£25,000 per annum exclusive

The premises are available on a new Full Repairing and Insuring Lease for a term to be agreed and a rent deposit will be required subject to references.

PREMIUM

Offers invited for the fixtures, fittings, equipment and goodwill.



FURTHER INFORMATION

Viewing strictly by prior appointment with Levene Commercial

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