

FOR SALE

69.9 SQ. M (752 SQ. FT) APPROX.

301 LILLIE ROAD, FULHAM SW6 7LL

SNELLER COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT**

www.snellers.com

020 8977 2204

- **GROUND FLOOR AND BASEMENT**
- **VACANT POSSESSION**
- **NEW LONG LEASEHOLD FOR SALE**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

301 LILLIE ROAD, SW6 7LL

LOCATION

The property is located on Lillie Road (A3218) which joins Fulham Palace Road and Cromwell Road in the heart of Fulham.

The property is set amongst a character parade of antique and interior design shops and West Brompton and Hammersmith stations and access to the A4 are approximately 1 mile away.

DESCRIPTION

The property comprises a ground floor retail unit currently providing a trading area to the front and rear storage/office.

There is staircase access to the basement which provides two rooms and a kitchen and WC. The basement benefits from a ceiling height of approximately 2.5m.

There is a covered porch and fire exit to the rear.

ACCOMMODATION

The property has the following approximate net internal floor areas:-

	SQ. M	SQ. FT
Ground Floor	35.3	380
Basement	34.6	372
TOTAL	69.9	752

TENURE

For sale by way of a Long Leasehold of the ground floor and basement with vacant possession.

PRICE

Offers in the region of £400,000

BUSINESS RATES

2023 Rateable Value: £12,500

For confirmation of rates payable, please contact the business rates department of the London Borough of Hammersmith & Fulham.

ENERGY PERFORMANCE RATING

To be confirmed.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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