

# TO LET

57.6 SQ. M (620 SQ. FT) APPROX.

102A LILLIE ROAD, FULHAM, LONDON SW6 7SR

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



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

- **RESTAURANT/TAKE AWAY PREMISES**
- **NO PREMIUM**
- **NEW LEASE AVAILABLE**
- **BASEMENT WITH SHOWER AND WC FACILITIES**

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.

# 102A LILLIE ROAD, FULHAM SW6 7SR

## LOCATION

The property is located in a prominent position on Lillie Road, close to the junction with North End Road. There are a number of multiple operators at the junction including Paddy Power, Superdrug, William Hill, Holiday Inn express and Co Op Foods. There are also a number of independent businesses in Lillie Road including a mobile phone shop, dentist, funeral directors and a Bistro.

The surrounding area is highly residential and Normand Croft School is also in close proximity.

## DESCRIPTION

The property comprises a former restaurant with fitted kitchen, WC and rear fire exit. The restaurant benefits from a new shop front with roller shutter, AC unit, extractor system and new flooring.

There is also separate street access to a basement with 2 rooms, kitchenette, WC and shower.

## ACCOMMODATION

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

Ground Floor	57.6 sq. m	620 sq. ft
Basement	31.6 sq. m	340 sq. ft
<b>TOTAL</b>	<b>61.2 sq. m</b>	<b>960 sq. ft</b>

## TENURE

Available on a new lease for a term by arrangement.

No premium applicable.

## RENT

£25,000 per annum

## BUSINESS RATES

2017 Rateable Value: £17,000

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

## ENERGY PERFORMANCE RATING

Energy Rating: D85

A copy of the certificate is available on request.

## VIEWING

Strictly by appointment through Joint Sole Agents.

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

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