

TO LET

62.1 SQ. M (668 SQ. FT) TOTAL APPROX.

61 WALHAM GROVE, FULHAM, LONDON SW6 1QR

SNELLER COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **PROMINENT RETAIL PREMISES**
- **AT JUNCTION WITH VIBRANT NORTH END ROAD, FULHAM**
- **BASEMENT 21.7 SQ. M (233 SQ. FT)**
- **NEW LEASE AVAILABLE**

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.

61 WALHAM GROVE, LONDON SW6 1QR

LOCATION

The property is situated in Walham Grove, SW6 in a prominent location at the junction with the vibrant North End Road.

Nearby traders include Papa Johns, Snappy Snaps, food take-aways, cafes and a chiropractor.

DESCRIPTION

The property comprises a retail unit with rear office/store. There are two access points to the basement which has a WC and shower facility. The basement has a head height of approximately 1.95m.

The property benefits from an aluminium shop front with roller shutter and there is metered parking on Walham Grove.

ACCOMMODATION

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

Retail	32.8 sq. m	353 sq. ft
Rear office/ store	7.6 sq. m	82 sq. ft
Basement	21.7 sq. m	233 sq. ft
TOTAL	62.1 SQ. M	668 SQ. FT

TENURE

Available on a new lease for a term by arrangement.

RENT

£21,000 per annum

BUSINESS RATES

2017 Rateable Value: £14,500

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

ENERGY PERFORMANCE RATING

Energy Rating: E101

A copy of the certificate is available on request.

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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