



# CLASS E / TAKE AWAY UNIT TO LET FULHAM

**606 FULHAM ROAD, FULHAM,  
LONDON SW6 5RP**



## Location:

The subject property occupies a prominent position in prime pitch on Fulham Road in close proximity to Parsons Green Underground Station (District Line).

Fulham Road is an area predominantly made up of multi-national occupiers alongside established independent retailers and restaurants. National tenants within the immediate vicinity include Gail's Bakery, Mind, Fara Kids and Oxfam.

## Rent:

£44,000 per annum.

## Accommodation:

The unit is arranged over a Ground Floor and Basement only and has the following approximate net internal areas:

<b>Ground Floor:</b>	<b>1,000 sq. ft.</b>	<b>(92.90 m<sup>2</sup>)</b>
<b>Basement:</b>	<b>250 sq. ft.</b>	<b>(23.23 m<sup>2</sup>)</b>

## Use:

The premises has Class E planning consent, with a fully fitted kitchen and extraction in situ. Alternative uses may be considered subject to planning.

## Premium:

On Application.

## Tenure:

The property is held on a 15-year FRI lease from March 2021 (Expiring March 2036).

## Lease:

Full Repairing and Insuring.  
Inside the Landlord & Tenant Act.

## Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Legal Costs:

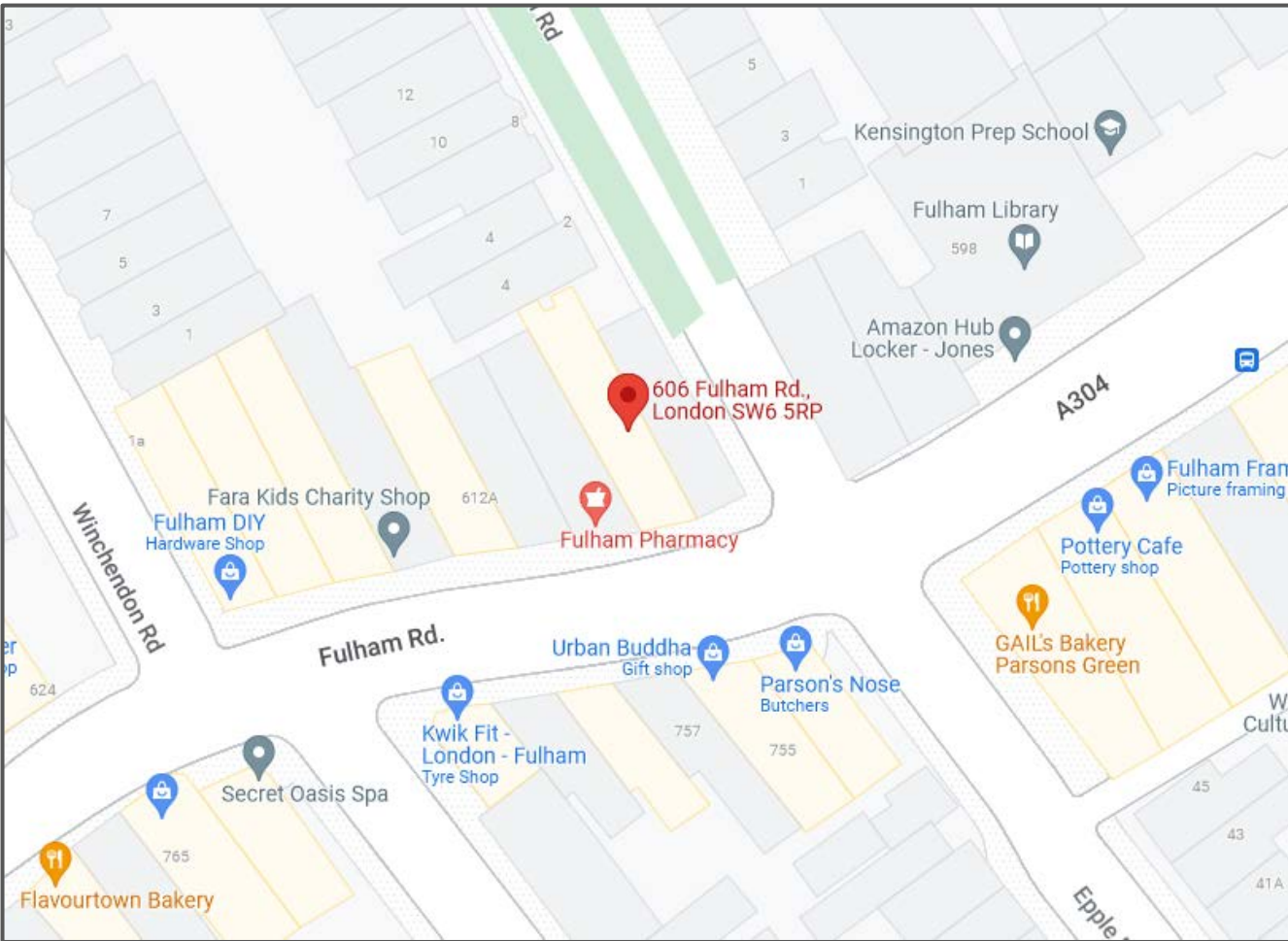
Each party to bear their own legal costs.

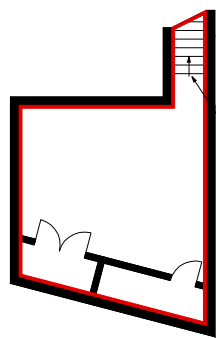
## Viewings:

Please contact:

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[kyle@jenkinslaw.co.uk](mailto:kyle@jenkinslaw.co.uk)

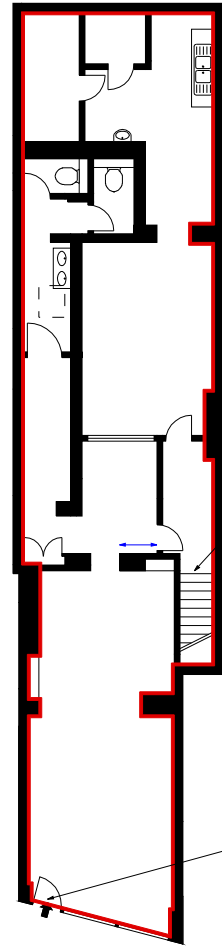
Internal Photos:





Stairs  
Up To  
Ground Floor

**BASEMENT**



Stairs  
Down To  
Basement

Entrance  
To  
No: 606

**GROUND FLOOR**