



**659 Fulham Road**

Fulham, London, SW6 5PY

**Characterful corner retail unit with highly versatile usage.**

**1,003 sq ft**  
(93.18 sq m)

- Prominent street frontage.
- Within minutes of Fulham Broadway.
- Significant levels of passing trade.
- Extensive interior proportions.
- Suitable for a variety of uses.

# 659 Fulham Road, Fulham, London, SW6 5PY

## Summary

<b>Available Size</b>	1,003 sq ft
<b>Rent</b>	£35,000.00 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

The property is split over ground and basement levels and offers an unparalleled corner frontage with extensive retail, backroom and storage facilities at basement level. Having been occupied by the renowned dressmaker, Antonia Pugh-Thomas for two decades, the property allows for a variety of uses requiring only minor decorative works to ensure the interior is representative of the incoming tenants' target market.

There is extensive ancillary storage space in the basement of the premises alongside a well-appointed kitchenette & shower room. Successful operators serving the area include Wholefoods, Café Nero, Waitrose and Gails all set amongst a number of well-established local retailers ensuring that the nearby residents and large levels of passing traffic are well supplied.

## Location

The Fulham Road runs through the heart of Fulham through to South Kensington and Chelsea with this location being well set almost equidistant from both Parsons Green & Fulham Broadway. There are District Line services from both Fulham Broadway and Parsons Green. On top of this there are numerous Bus routes passing the premises connecting to Kensington and the West End alongside Putney and Wandsworth.

## Terms

Rent: £35,000 per annum.

Rateable Value: £18,250 per annum.

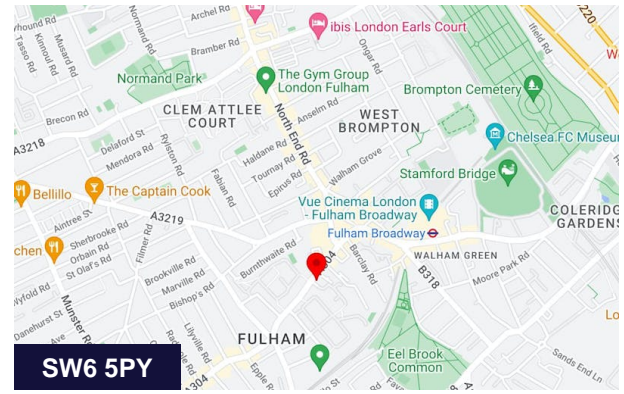
Rates Payable: c.£9,106 per annum.

Lease Terms: Negotiable.

EPC: Currently being commissioned.

Possession: Full Vacant possession on completion of legal formalities.

Legal Costs: Each party is to pay their own legal costs.



## Viewing & Further Information



**Chris Ryan**

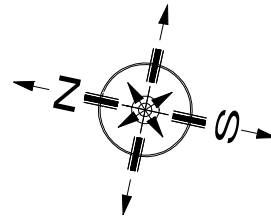
07385 413368 | 020 7355 0285


[crayan@winkworth.co.uk](mailto:crayan@winkworth.co.uk)

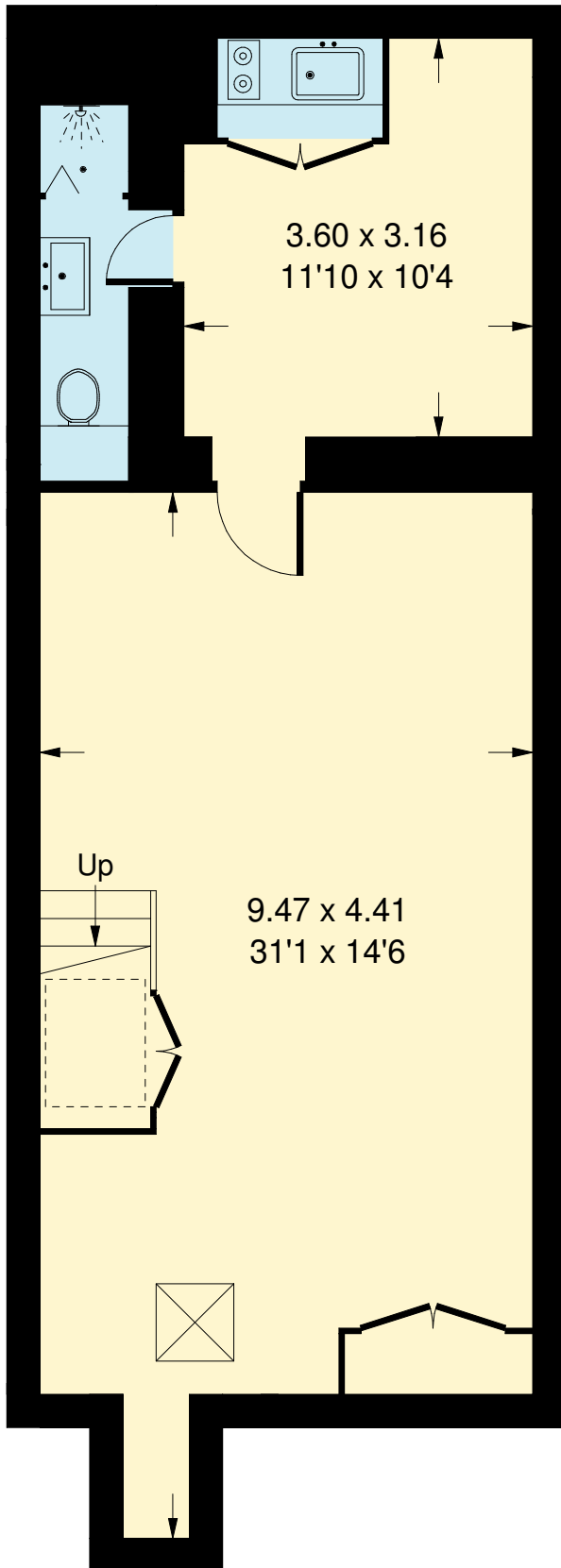
The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 26/04/2024

# Fulham Road, SW6

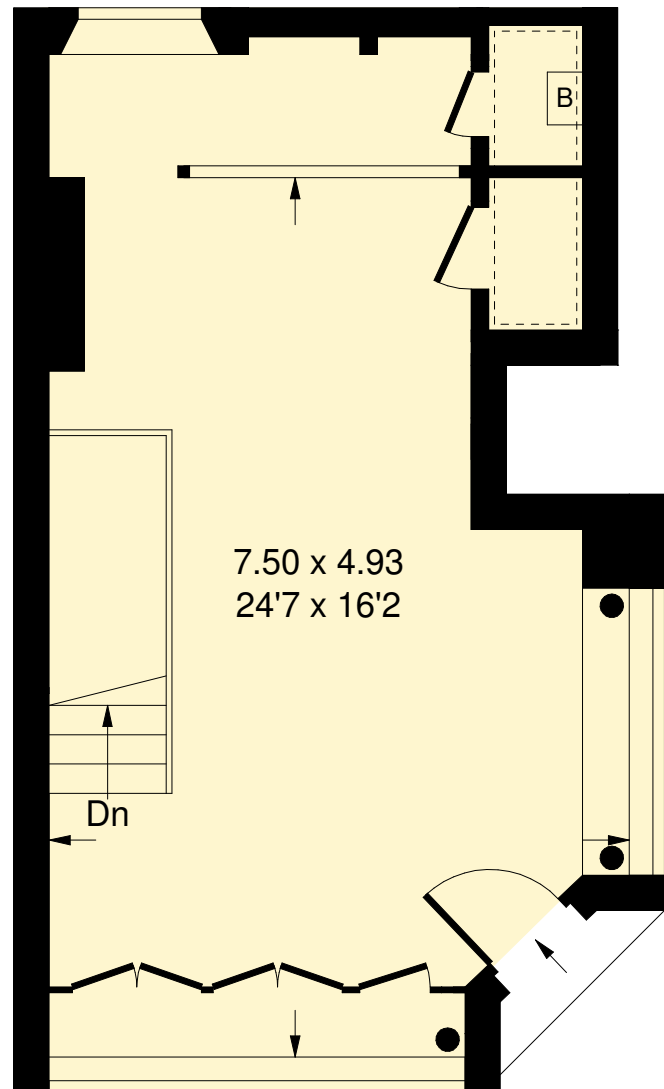
Approx. Gross Internal Area  
93.2 sq m / 1003 sq ft



 = Reduced headroom  
below 1.5 m / 5'0



**Lower Ground Floor**



**Ground Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.