



53-55 Fulham High Street

Fulham, London, SW6 3JJ

Striking Flagship Showroom Opportunity.

2,686 sq ft
(249.54 sq m)

- Exceptional Glazed Frontage.
- Extensive sales areas.
- Previously a designer furniture retailer.
- Hugely convenient location.
- Outstanding PTAL Rating of 6a.
- Available immediately.

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Summary

Available Size	2,686 sq ft
Rent	£50,000 per annum Plus VAT
Business Rates	Upon Enquiry
EPC Rating	B (42)

Description

This quite fantastic retail unit enjoys a predominantly glazed frontage directly onto this very busy thoroughfare with superior levels of visibility and accessibility. The property is relatively evenly split between Ground and Basement levels with genuinely fabulous showroom space, sprawling in nature with a relatively high-grade of fit-out over recent years and a private patio the rear, now presenting itself to the market ready for an ambitious and successful retail operation.

The property is available immediately and is currently one of our ‘stand-out’ instructions in the affluent and prosperous SW6 district.

Location

Fulham High Street is a highly sought-after and busy retail and residential thoroughfare linking Putney Bridge approach to Fulham Palace Road Fulham Broadway and Kings Road. It is situated in an affluent South West London suburb close to the river and is a few minutes walk from Putney Bridge Underground Station (District line) and Putney Bus Station. The range of experiences on Fulham High Street, comprise an eclectic mix of restaurants and independent retailers with a strong emphasis on home and lifestyle. Stores include specialist clothing, home decorating, bathrooms, interiors, custom-built/antique furniture and a range of interesting and popular food and beverage destinations.

No.’s 53 – 55 Fulham High Street occupies a prominent position on the east side of this established destination, close to the junction with Fulham Road and Fulham Palace Road. Directly opposite the property is a large scale recently constructed mixed use development, Bishops Gate, consisting of 48 new flats, 12 mews houses and a range of excellent retail businesses.

The PTAL Rating is 6a.

Terms

Terms Price: £50,000 plus VAT per annum exclusive.

Rateable Value: £30,500

Rates Payable: c.£16,000 per annum. Please confirm this with the local authority (Royal Borough of Kensington & Chelsea).

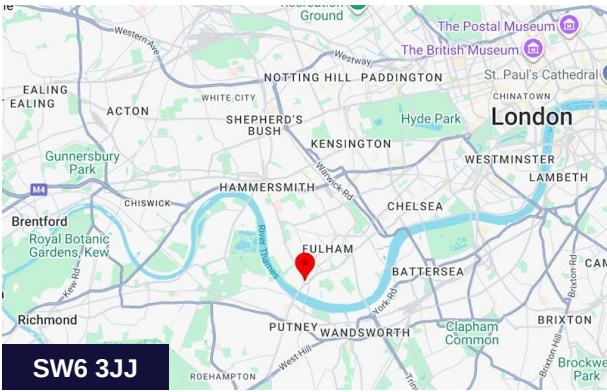
EPC: B (42).

VAT: The property is elected for VAT.

Possession: Full vacant possession immediately upon completion of legal formalities.

Lease Terms: Competitive.

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



Viewing & Further Information



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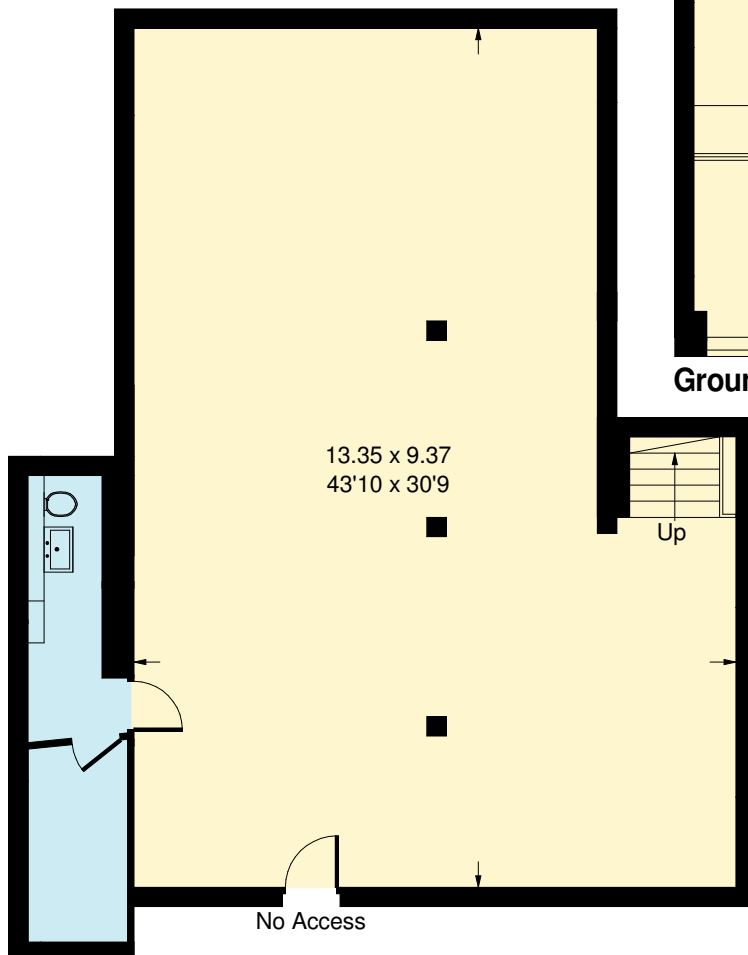
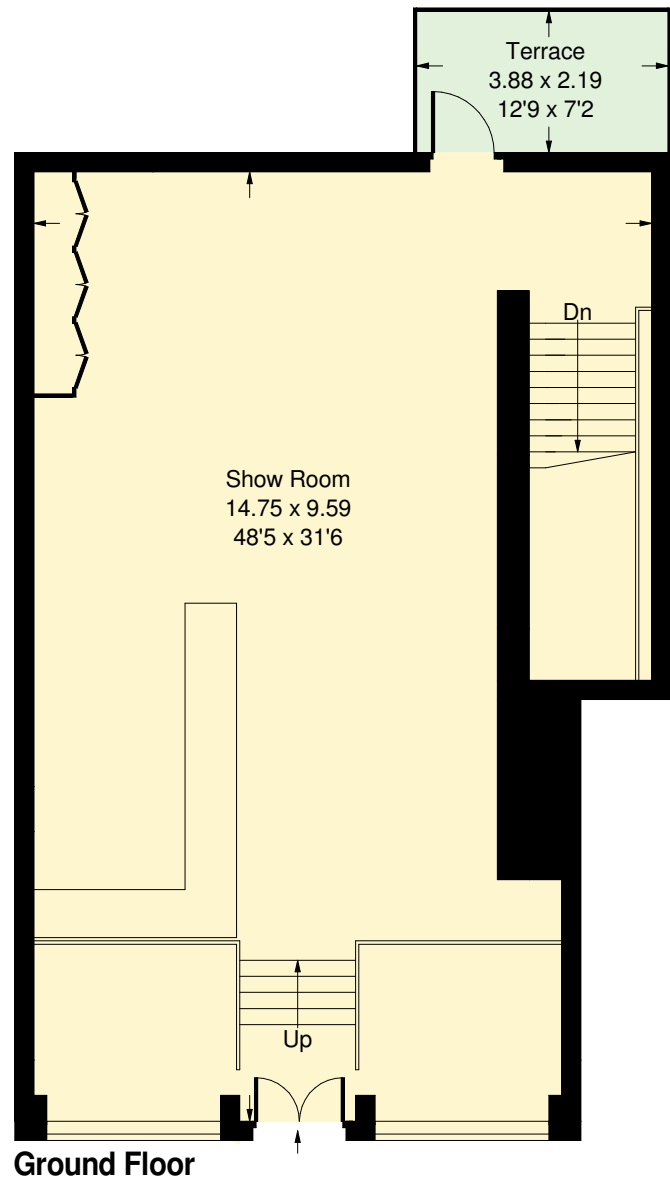
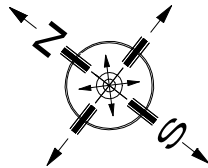


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Fulham High Street, SW6

Approx. Gross Internal Area
Ground Floor = 129.1 sq m / 1390 sq ft
Lower Ground Floor = 120.4 sq m / 1296 sq ft
Total = 249.5 sq m / 2686 sq ft



Lower 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.

