

Fulham Road, Fulham Broadway SW6

Due To Relocation – Prominent Corner Retail Unit

Lease available - 776 sq ft sales; 297 sq ft ancillary



581 Fulham Road, SW6 5UA

Situation & Location

The property occupies a prominent position at the corner with **Argon Mews** and benefits from the affluent resident population as well as visitors. **Fulham Broadway Underground** (District Line) is close by. Other businesses represented nearby include **Gails** (opposite) and **Headmasters**. Please see location plan below

Description & Accommodation

The property comprises a fully fitted estate agents office on basement and ground floor with air conditioning, central heating, kitchen/breakout area and boardroom.

Ground floor sales 788 sq ft 73.2 sq m Basement kitchen/breakout 126 sq ft 11.7 sq m Meeting Room 171 sq ft 15.6 sq m Please see floor plan below.

Terms

An assignment of our clients effectively full repairing and insuring lease, inside the Landlord & Tenant Act 1954, expiring April 2032, with tenant break option and rent review April 2027.

Rent £80,000 per annum

Legal Costs Each party to bear their own **Energy Performance Certificate** Rating 96 (Band D)

Business Rates The rateable value for the premises is £37,250 and the rates payable for the year ending 31/03/26 are £18,587 pa before any retail relief applicable. Interested parties should make their own enquiries and confirm: - <https://www.lbhf.gov.uk/business/business-rates/contact-us-about-business-rates>

VAT To be confirmed **Possession** Immediate upon completion of legal formalities

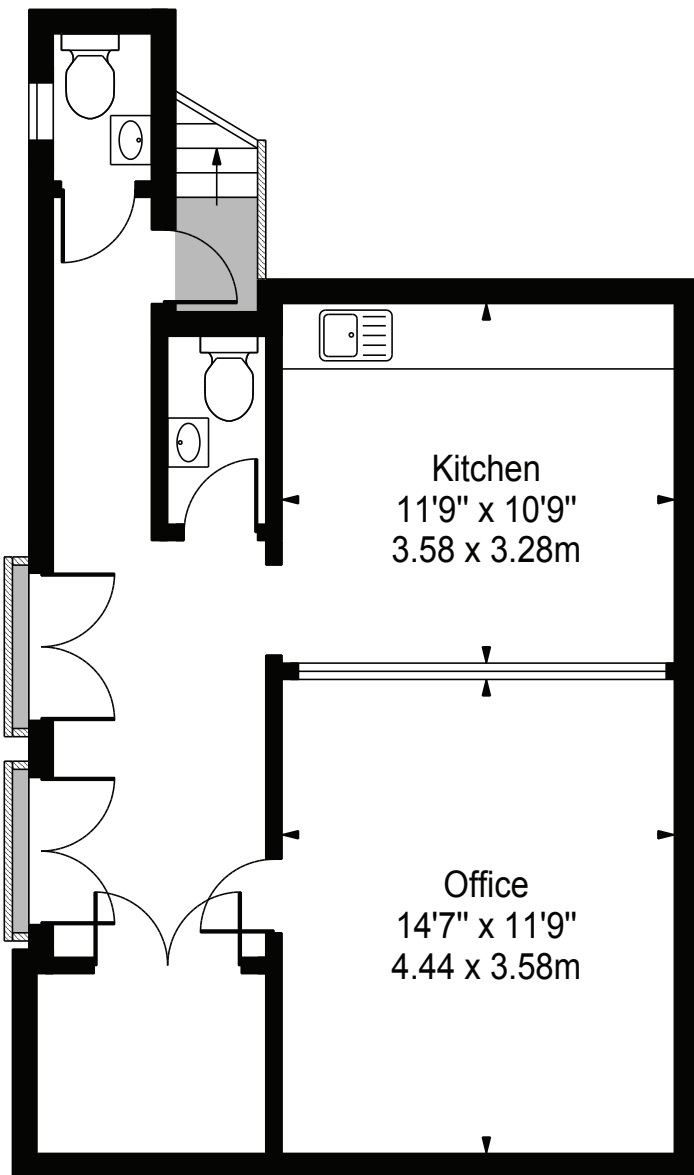
Contact Sole agents: **JMW Barnard LLP** 17 Abingdon Road, London, W8 6AH.

Tel: 0207 938 3990 Jeremy Barnard jb@jmwbarnd.com

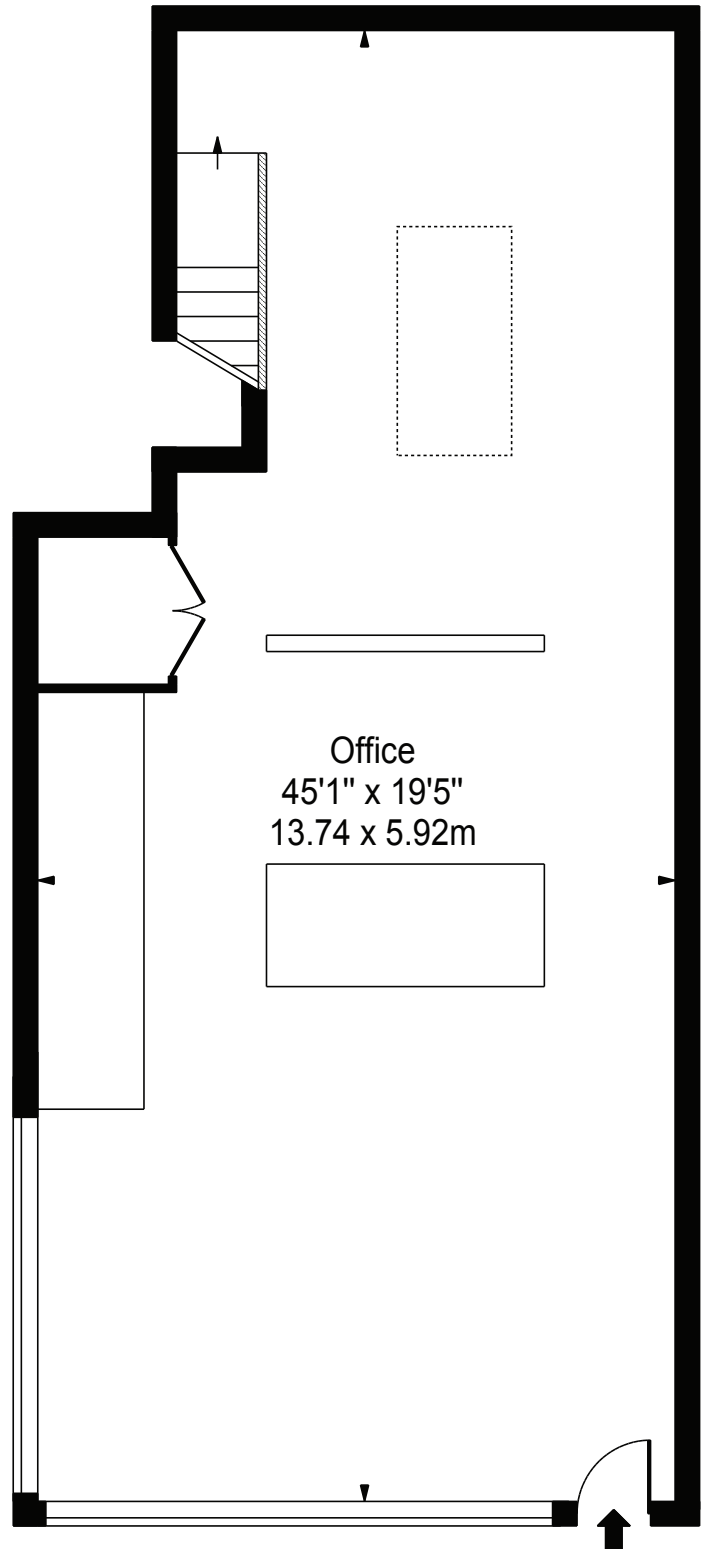
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Fulham Road, SW6

Approx. Gross Internal Area 1320 Sq Ft - 122.63 Sq M



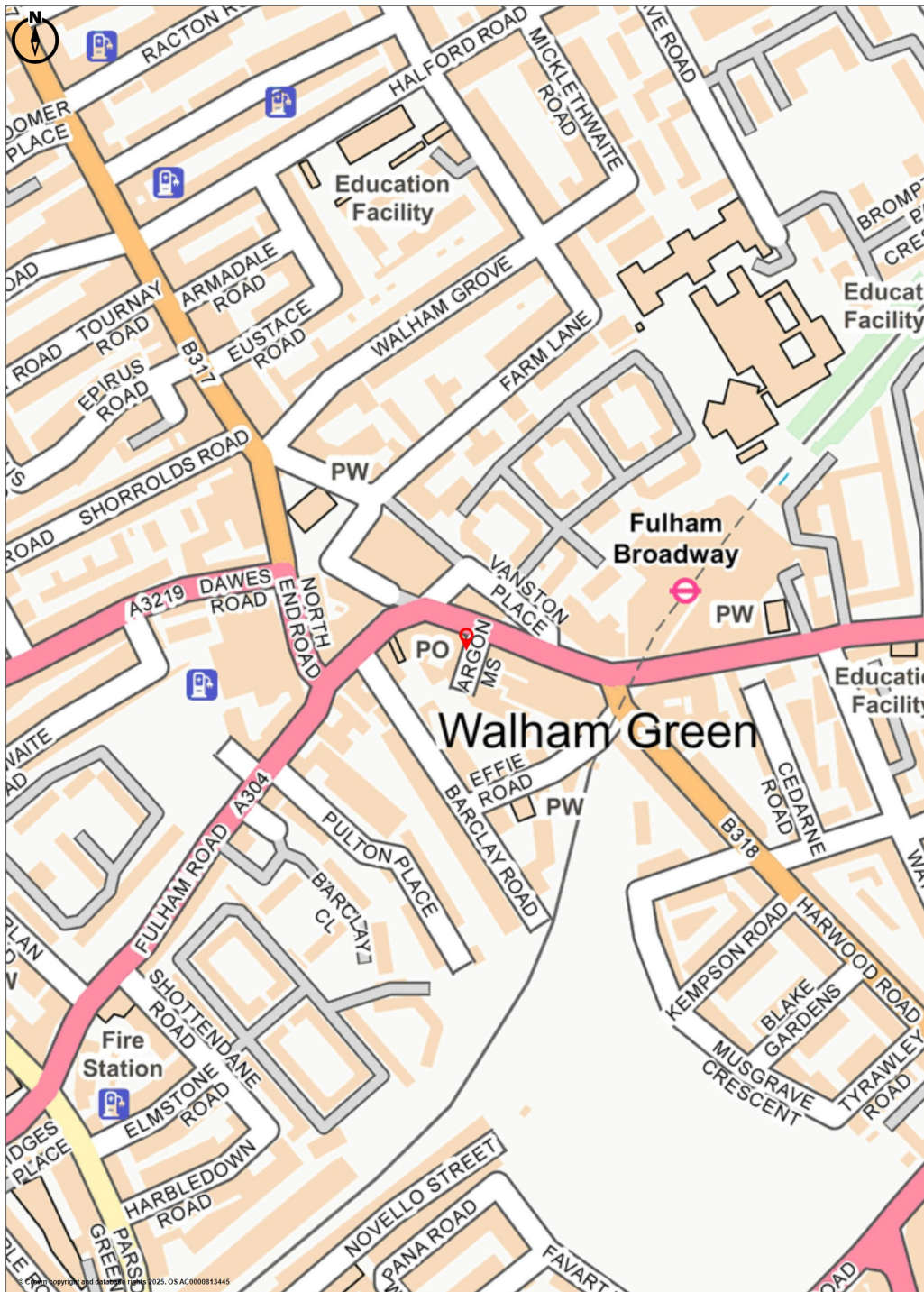
Lower Ground Floor



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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