



805 FULHAM ROAD

LONDON SW6 5HE

**RESTAURANT PREMISES ADJACENT TO ROXIE
TO LET WITHOUT PREMIUM**



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PRELIMINARY PARTICULARS

- Parsons Green 'end', close to Local Hero Coffee, The Brown Cow, Octoberfest, Bayley & Sage
- South side of Fulham Road between Whittingstall Road and Mimosa Street
- Adjacent Roxie, two doors from Joe and the Juice.
- Ground floor sales with basement kitchen/ ancillary
 - Ground Floor 102.0 sq m 1,100 sq ft
 - Basement /Ancillary 47.3 sq m 510 sq ft
- New FRI lease available, 5 yearly rent reviews
- Rental offers in the region of £75,000 per annum exclusive.
- Business Rates for 2019/20 estimated at £23,936 (RV £48,750)
- EPC: E115
- Availability: Spring/Summer 2020

Viewings are anticipated from early March, contact the joint agents for further details:

INTRINSIC
property

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