

## SHOP TO LET

### 8 FULHAM BROADWAY LONDON SW6 1AA

#### Location

The property occupies a prominent location on Fulham Broadway close to Fulham Broadway Centre and London Underground station. Adjacent occupiers include GBK, The Tanning Shop, Headmasters, Gail's Bakery, Taco Bell and NatWest.

#### Description

The premises are on ground and basement floors providing the following approximate net floor areas:

Ground Floor	662 sq ft	62m <sup>2</sup>
Basement	740 sq ft	69m <sup>2</sup>

#### Terms

A new 10-year FRI lease, subject to a fifth-year rent review, inside the Landlord & tenant Act 1954.

#### Rent

Upon application



#### Rates

Rateable Value                      £42,000

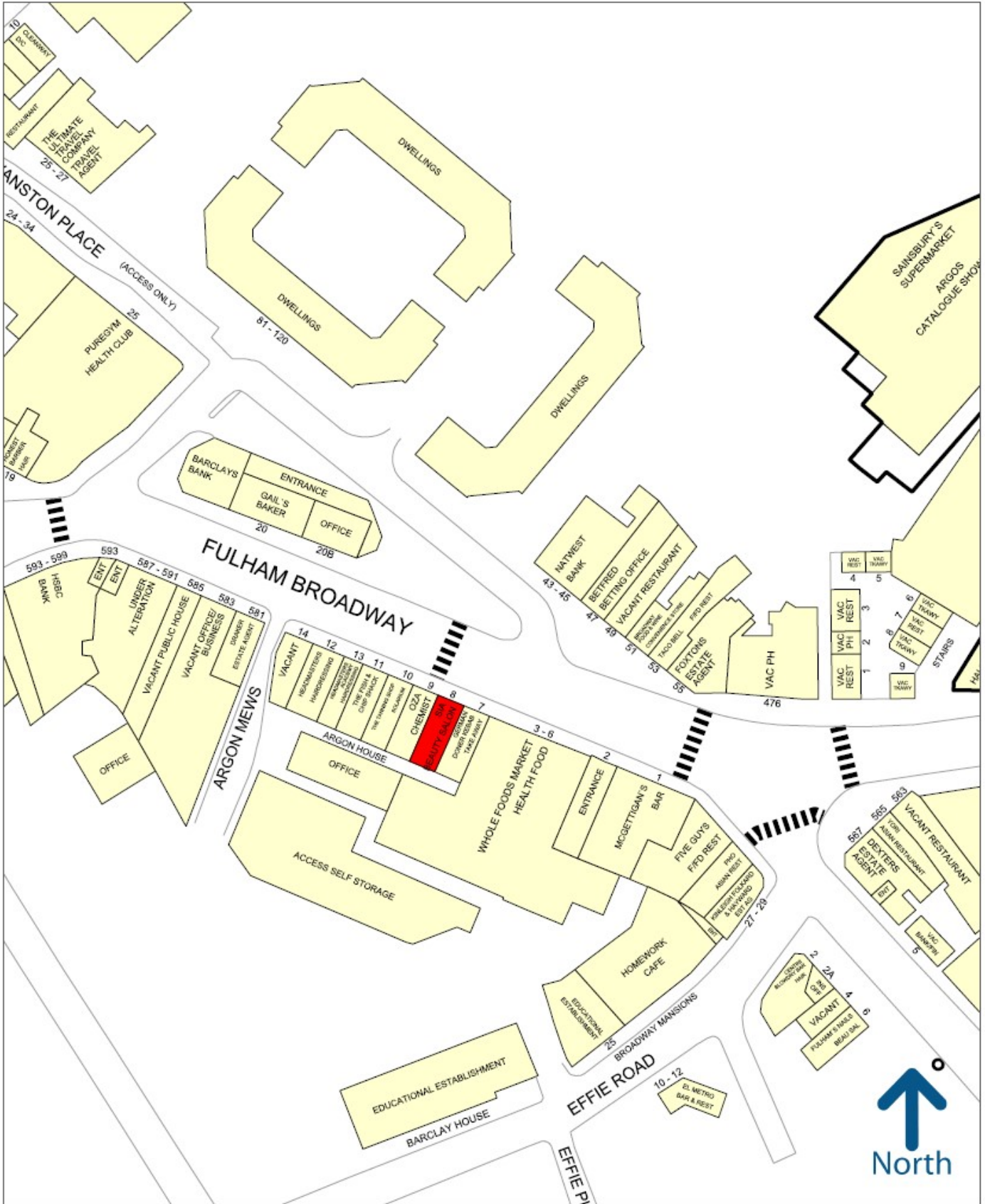
#### Legal Costs

Each side is to pay its own legal costs.

#### Viewing

Strictly by prior appointment through  
John Charles 07889 035155  
[jc@lcg.uk.com](mailto:jc@lcg.uk.com)

Misrepresentation act: the agents and the vendor take no responsibility for any error, misstatement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the agent's firm have no authority to make any representation or warranty in relation to the property.



50 metres

Experian Goad Plan Created: 09/07/2024  
Created By: LCG



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