

**6 Fulham High Street
Fulham
London
SW6 3LQ**



**COMMERCIAL UNIT
FOR SALE
1,424 Sq ft (132.30 Sq m)**

020 8332 7788

Suite A, 1 Hill Rise, Richmond, TW10 6UQ Fax: 020 8332 7799

www.michaelrogers.co.uk

Location:

The property is located on Fulham High Street close to Fulham Palace Road and Fulham Road. The location is renowned for its mix of gift shops, boutiques and cafes.

Putney Bridge Underground Station is within a short distance. Numerous bus services serve the area.

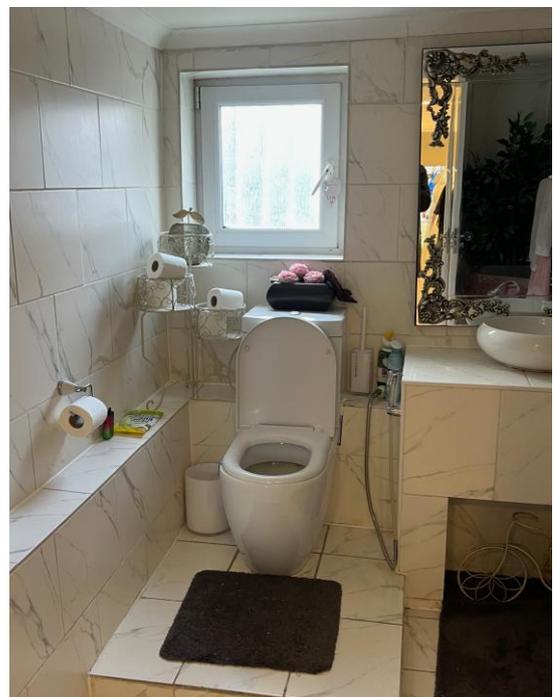
Description:

The subject unit comprises a commercial shop arranged over basement and ground floor. It is mid terrace and highly visible on Fulham High Street. The unit is currently trading as a wedding shop and will be available with vacant possession.

Accommodation:

The unit has the following approximate net internal area:

FLOOR	SQ M	SQ FT
Ground	70.89	763
Basement	61.41	661
Total	132.30	1,424



Amenities:

- Tiled and timber floors
- Central heating
- Storage
- Spotlights
- Perimeter sockets
- WC
- Kitchen

Lease terms:

The unit is held on a long lease expiring on 17th June 2134 at a ground rent of £200 per annum.

Price:

£485,000.

**Rating Assessment:**

We are advised that the rateable value is £25,500 giving rates payable of £9,741.00 for 26/27 (discounted rate for retail, hospitality and leisure). This discount may change for the following financial year depending on government policy.

Interested parties are advised to make their own enquiries with the Valuation Office Agency with regards rates.

Service charge:

Upon application.

Energy Performance Certificate:

B35.

Anti Money Laundering:

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

Viewing:

Through Sole Agents.

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Subject to Contract March 2026

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