

London SW6 - 271 Lillie Road, Fulham SW6 7LL  
Retail Shop to Rent



BLUE ALPINE

PROPERTY CONSULTANTS





# London SW6 - 271 Lillie Road, Fulham SW6 7LL

## Retail Shop to Rent



### Property Features:

- Comprises ground floor retail shop
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Situated on the south side of Lillie Road, at its junction with Humbolt Road, with occupiers nearby include Co-Op Food, Antique Shops, Dry Cleaners and many more.

### Property Description:

Comprises ground floor retail shop with benefit of communal garden, providing the following accommodation and dimensions:

Ground Floor: 28 sq m (301 sq ft)

Open plan retail, storage, wc



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £384.62 per week (PCM: £1,666.66)

Deposit: £5,000 (3 Months)

### Rateable Value:

Rateable Value - £11,250 p.a.

Rates Payable - £0\*

\*Note - Small business rates relief available (subject to terms)

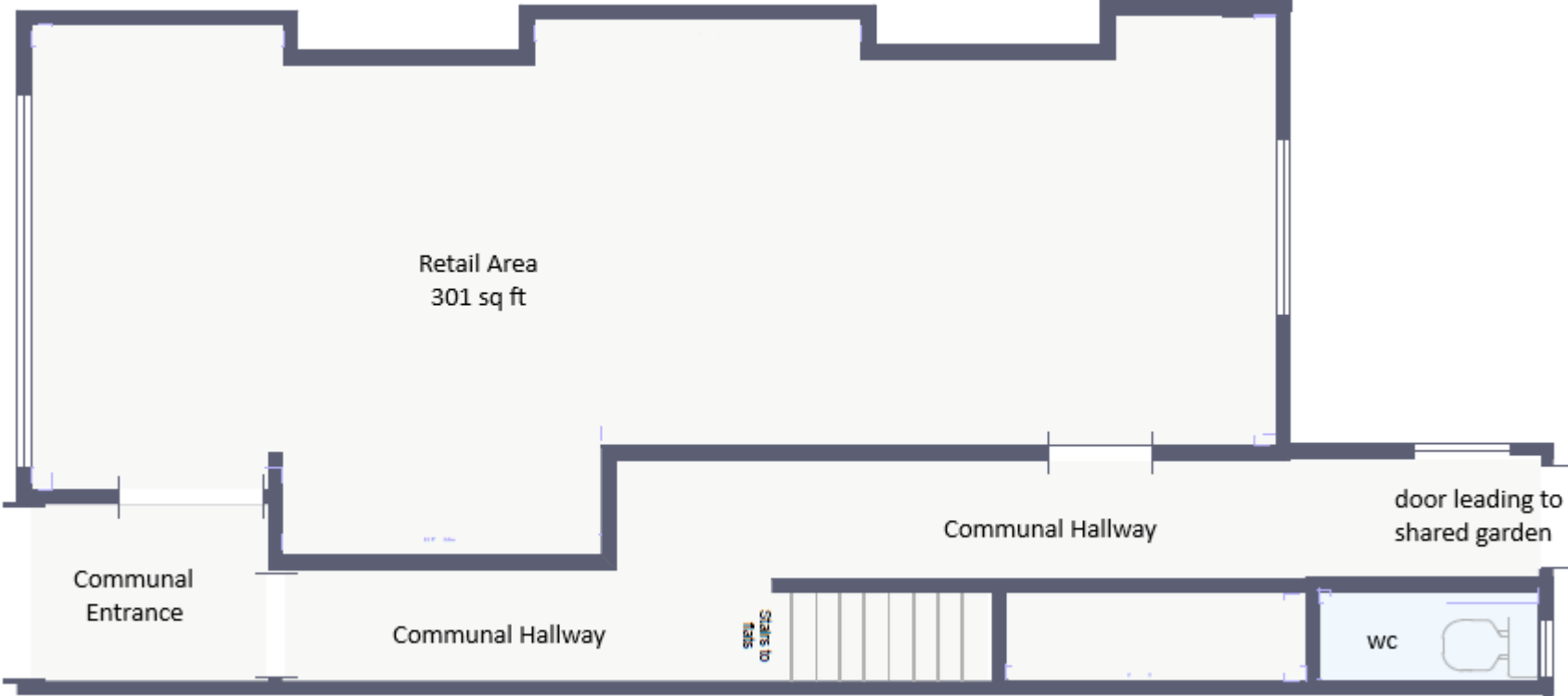
### EPC:

The property benefits from a B Rating. Certificate and further details available on request.



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Ground Floor



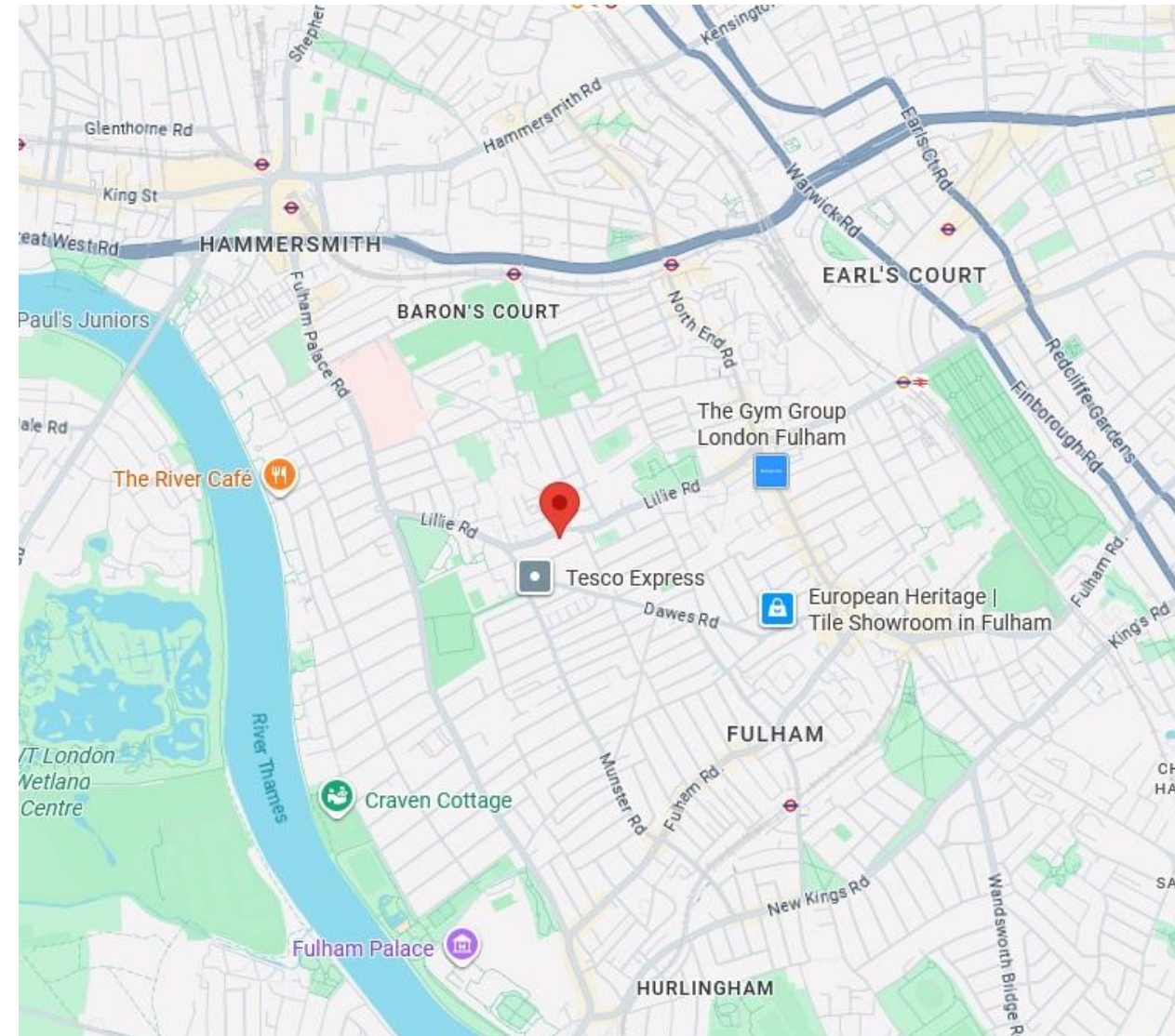
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### Location:

The property is situated on the south side of Lillie Road, at its junction with Humbolt Road. West Kensington Underground Station (District Line) is situated 0.7 miles to the north-east and West Brompton Underground Station (District Line) is situated 0.6 miles to the east. In addition Fulham Broadway is located 0.9 miles to the south-east. The A3218 is immediately accessible, providing access to Fulham Palace Road (A219) in the west and North End Road (B317) in the east. The A4 is to the north providing access to the M4 and in turn the M25. Normand Park is readily accessible 0.1 miles to the east. Occupiers nearby include Co-Op Food, Antique Shops, Dry Cleaners and many more.

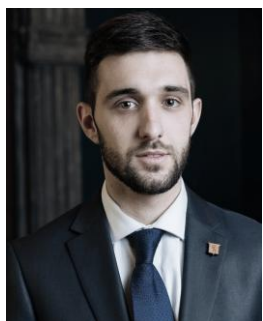


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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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