



302-304 Munster Road, Fulham, SW6 6BH

Double shop and stores to let in the heart of Fulham and available under a new lease.

020 8681 2000

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£50,000 Per Annum Exclusive

LOCATION: - The property is situated with a 12.5m frontage to Munster Road between its junctions with Lily Road and Dawes Road. Munster Road is a busy thoroughfare and bus route and there is a bus stop immediately outside the subject property. The property shares the vicinity with a mixture of trades including a local Post Office immediately adjoining, specialist bathroom showroom, a number of catering outlets and other retail and specialist trades. The property benefits from a fair amount of pedestrian flow generated by the nearby pedestrian crossing and the bus stop to the front and the surrounding area is an extremely densely populated and affluent catchment which the location is able to service.

DESCRIPTION: - The property comprises a double fronted retail premises with considerable storage providing an overall floor area of 2,500ft² approximately set behind a small forecourt. The property is arranged internally as two main retail areas plus additional ancillary space which could be utilised as retail depending on the nature of the occupier. The property has security shuttering across the frontage, reasonable natural light via a roof light and additional windows to the rear, a rear fire exit and an internal WC. The property may benefit from some internal reconfiguration, subject to the occupier's preferences.

The property is considered suitable for a wide variety of potential uses.

ACCOMMODATION:

Gross frontage 12.6m

302 Munster Road

Internal width 4.124m widening to 5.258m after 8.26m
Shop depth 14.36m
Sales area 66.14m² (712ft²) approx.

304 Munster Road

Internal width 3.48m
Shop depth 8.02m
Sales area 27.9m² (300ft²) approx.
Rear sales/store 13.07m² (140ft²) approx.

Additional sales/store 27.19m² (293ft²) approx.
Rearmost store 97.09m² (1035ft²) approx.
Internal WC
Covered yard 9.72m² (105ft²) approx.
Forecourt 23.39m² (250ft²) approx.

USE/PLANNING: - We understand the property has been used as a retail plumbers' merchants for many years and would fall within Class E of the latest Town and Country Planning (Use Classes) Order.

The property is considered suitable for a wide variety of uses, particularly those that would benefit from extensive storage.

TENURE: - The property is to be offered by way of a new lease, the length of which is to be negotiated.

RENT/PRICE: - An initial rent of £50,000 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £36,000. Interested parties should contact the local authority to confirm the rates PAYABLE.
www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an EPC rating of 52 within Band C.

VAT: - We understand the property is not elected for VAT and therefore VAT is not chargeable on rent.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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Viewings by prior arrangement - call our team for more information

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