

CLASS E SHOP TO LET

# 61 Walham Grove

Fulham Broadway, SW6



**Savills London**

33 Margaret  
Street London  
W1G 0JD

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## Location

The unit is located on Walham Grove, just off the southern end of the busy North End Road, near Fulham Broadway. The unit is adjacent JRK Kitchen and Sensus Health & Wellness, whilst being in close proximity to Papa Johns, Fouberts, Gelateria, Amigos Burgers & Shakes and Snappy Snaps.

## Accommodation

The property is arranged over ground floor and basement comprising the following areas:

Ground Floor:	447 sq ft	41.5 sq m
Basement Storage:	283 sq ft	26.3 sq m
Vaults:	76 sq ft	7.1 sq m
<b>Total:</b>	<b>806 sq ft</b>	<b>74.9 sq m</b>



## Viewing & further information

Strictly by prior arrangement only with:

### Fraser Leishman

fraser.leishman@savills.com  
+44 (0) 7807 999 446

### Gavin Rowlands

gavin.rowlands@savills.com  
+44 (0) 7960 960 450



## Rent

Offers are invited in the region of £23,000 per annum.

## Tenure

The premises are offered by way of a new effectively full repairing and insuring lease for a term to be agreed.

## Rates

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Rateable Value (1st April 23):      £15,250

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UBR:    £0.499

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Rates Payable:                              £7,609.75

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*Parties are advised to make their own enquiries to verify upcoming rates payable and whether rates relief is available.*

## Use

The premises benefits from the Class E planning consent which will enable the premises to be used for various commercial uses such as Retail, Restaurant, Office and Gym (D2) without the need for a change of use.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## EPC

Energy Rating C - valid until 22 November 2032.




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