



TORRIDON

# LONDON – 222-224 MUNSTER ROAD

F&B, LEISURE & RETAIL OPPORTUNITY (STPP)



## CONTACT

Viewings are by appointment through the sole agents BC Torridon.

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## LOCATION

Munster Road is a busy retail, restaurant and residential street linking Hammersmith with Fulham and Putney. The property occupies a prime corner position on the eastern side of Munster Road at its junction with Orbain Road. The building is surrounded by a number of local restaurants and shops along with high-end residential properties.

The dense population, high footfall and spending habits of the catchment population provide retailers and restaurateurs with a strong trading environment. Due to the affluent nature of the location, restaurant premises in the area are particularly sought after.

Surrounding occupiers include a number of independent restaurants, beauty salons and boutique stores. Fulham Road and the Broadway Centre are just 0.9 miles (1.4 km) from the subject property, providing a thriving retail and leisure destination with a strong offering of bars, restaurants and shops including Pizza Express, Côte, Marks & Spencer, Waitrose and Whole Foods.

## DEMISE

The property is arranged over ground and first floors, providing the following approximate areas and dimensions:

Ground Floor:	1,803 sq ft	167.50 sq m
Basement:	803 sq ft	74.60 sq m
Total:	2,606 sq ft	242.10 sq m

## TENURE

A new effectively FRI lease, contracted outside of the security of tenure and compensations of the Landlord and tenant act 1954 (Part II), subject to 5 yearly upward only rent reviews.

## PLANNING

The premises currently have Class E use but will explore other uses subject to planning.

## VAT

VAT is payable on rent and all other property outgoings.

## RENT

Offer in the region of £87,500pax are invited

## RATES

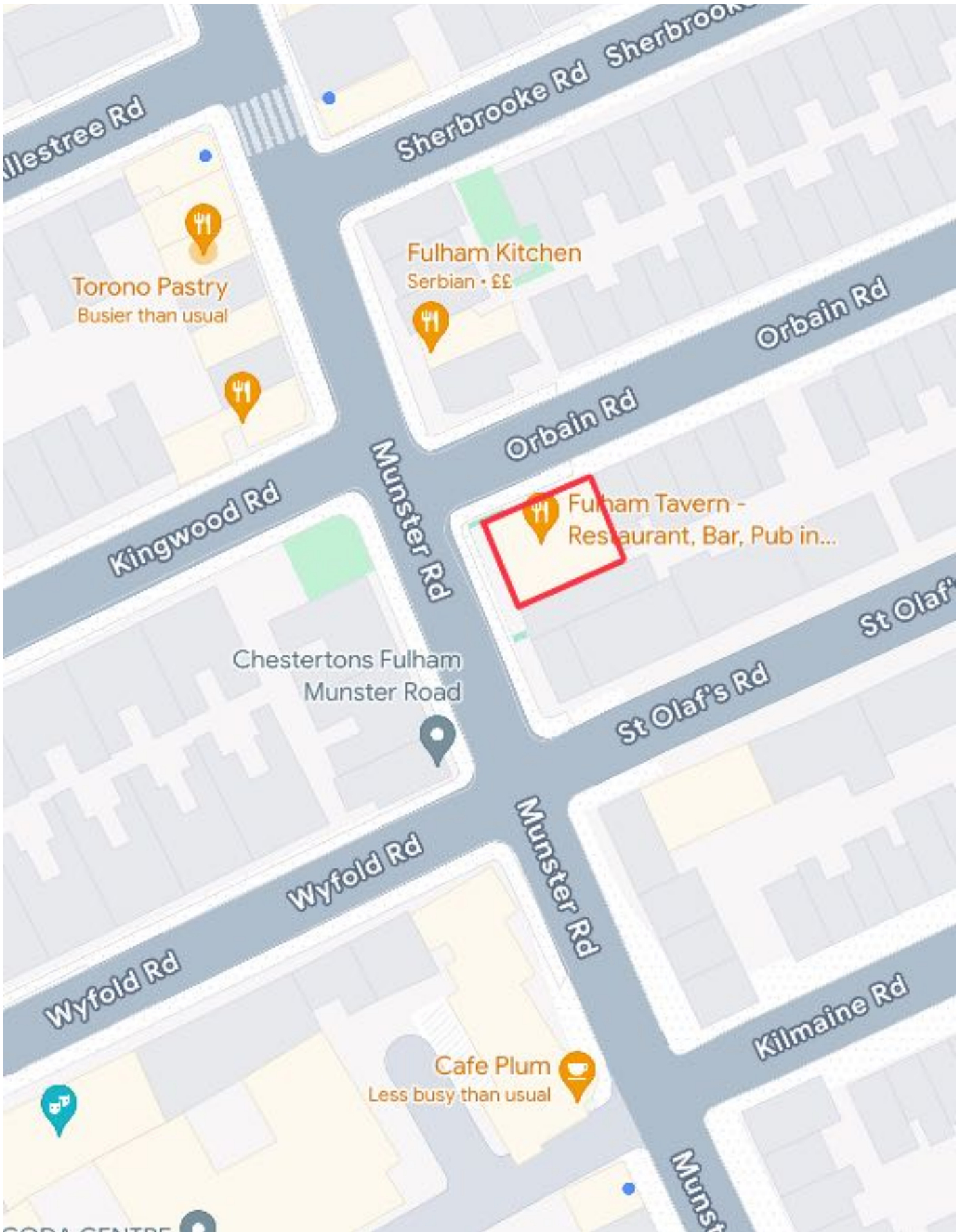
Interested parties are recommended to make their own enquiries with the local rating department through the local authority or by referring to [www.voa.gov.uk](http://www.voa.gov.uk)

## SERVICE CHARGE

TBC

## EPC

Available upon request.



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