



## 119 Munster Road

Fulham, London, SW6 6DH

### **Vast Retail Unit in the heart of Munster Village.**

**1,448 sq ft**  
(134.52 sq m)

- Prominent retail unit.
- Opposite a pedestrian crossing.
- Expansive ground floor.
- Rear access.
- Excellent basement area.
- Busy Fulham location.

# 119 Munster Road, Fulham, London, SW6 6DH

## Summary

Available Size	1,448 sq ft
Rent	£30,000 per annum
Rateable Value	£16,500
EPC Rating	Upon Enquiry

## Description

This is a fantastic retail unit situated in the very heart of Munster Village that boasts good ceiling heights and an unusually generous floor space. The property occupies the Ground and Basement floors of an attractive flat-fronted period building with an eye-catching, prominent frontage and excellent visibility from passing trade. Enjoying a glazed retail frontage directly opposite a pedestrian crossing, the premises further benefits from very extensive showroom areas, 3 – 4 potential treatment rooms or separate meeting areas, a kitchen and washrooms. The property would immediately benefit from relatively minor internal upgrades before presenting itself as an expansive and highly desirable retail space within this affluent Fulham neighbourhood.

## Location

The Munster Village district has become synonymous over the years with providing an important and broad range of services to residents of Fulham. This sprawling retail parade enjoys a number of highly regarded businesses to include Co-op, Pappa Ciccias, Flower Fashion, Luna Stein, Tesco Express, Café Plum and COFX. The premises also enjoy close proximity to the ever-bustling Fulham Road with Parsons Green Underground Station (District Line) being a reasonable walk away alongside a vibrant and affluent community that are committed to supporting local businesses.

## Terms

Rent: £30,000 per annum.

Rateable Value: £16,500 per annum.

Rates Payable: c. £8,500 per annum.

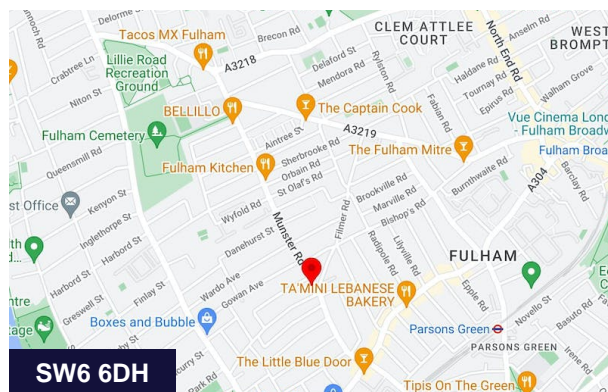
EPC: Upon Request.

Possession: Full vacant possession immediately upon completion of legal formalities.

Lease Terms: A new lease is to be granted on flexible terms to be agreed.

Legal Costs: Each party is to bear their own legal costs.

Viewing: Strictly by appointment with the Landlords via Sole Agents, Winkworth Commercial on 020 7355 0285.



## Viewing & Further Information



**Chris Ryan**

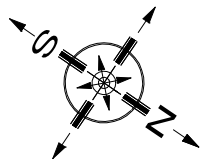
07385 413368 | 020 7355 0285


[crayan@winkworth.co.uk](mailto:crayan@winkworth.co.uk)

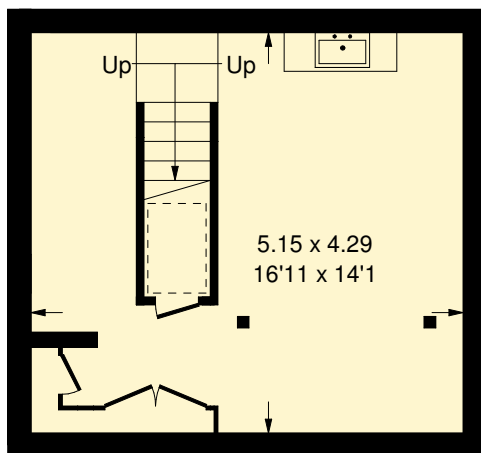
The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 10/01/2024

# Munster Road, SW6

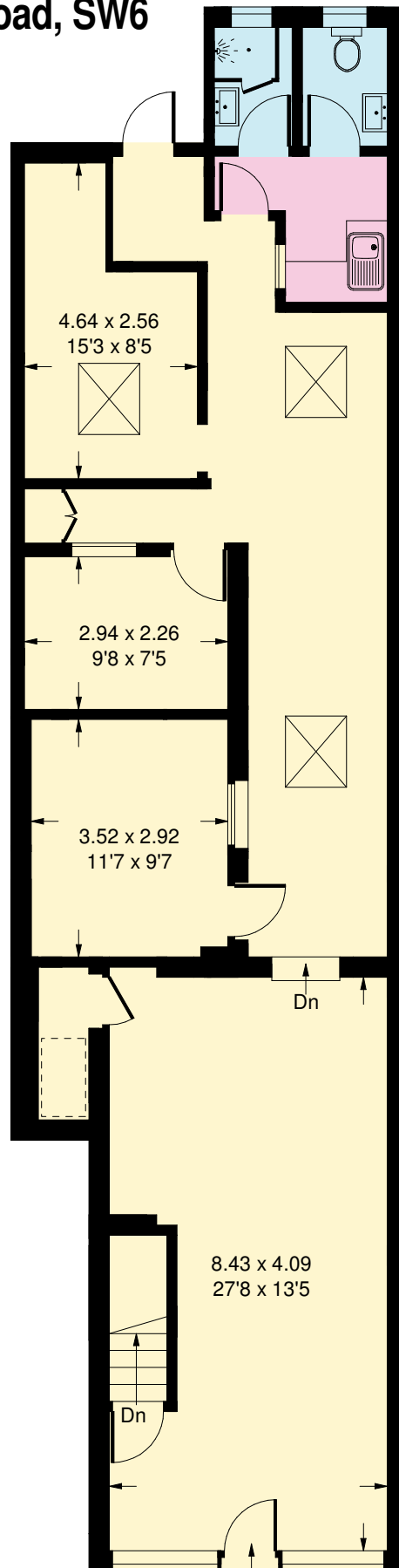
Approx. Gross Internal Area  
134.5 sq m / 1448 sq ft



 = Reduced headroom  
below 1.5 m / 5'0



**Lower Ground Floor**



**Ground Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.