

RARELY AVAILABLE UNIT WITH DI USE

179-181 Dawes Road, Fulham, London, SW6 7QP

139.35 sq m / 1500 sq ft approx.



KEY INFORMATION

Size:	1500sq ft / 139.35 sq m	Business rates:	£14,760.00 pa
Price/rent:	£35,000.00 pa	Service charge:	TBC
Tenure:	New Lease		

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LOCATION

Planning permission

The current planning permission is D1

The premises comprise a fully modernised will fitted unit currently arranged with a ground floor warehousing unit next to a small bright office, WC and kitchenette and a large open plan office above on the first floor. The warehousing unit is accessed via a large double door looking onto the unit's two private car parking spaces which is ideal for loading and unloading materials.

FLOOR AREAS

Set out below are the approximate gross internal areas:

Ground Floor:	1500 sq ft	139.35 sq m
Total	1500 sq ft	139.35 sq m

BUSINESS RATES

We have been advised by the London Borough of Hammersmith and Fulham that the rates payable for the current year ending 31st March 2019 are £14,760.00. Prospective tenants are advised to confirm this information by telephoning the local council on 020 8753 6681.

TENURE

A new lease to be agreed

PRICE

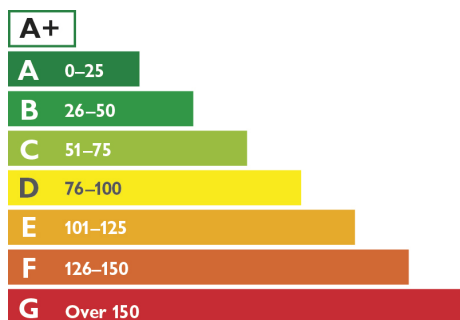
Offers invited in the region of £35,000.00

SERVICE CHARGE

TBC

Energy Performance Certificate (EPC)

This property has a rating (see key below). The EPC is available on request.



COWAN & RUTTER

COMMERCIAL AND RESIDENTIAL PROPERTY ADVISORS



VIEWINGS – BY PRIOR APPOINTMENT WITH THE JOINT AGENTS

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Details prepared on 29/01/2019

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