

PRIME SHOP TO LET

279 FULHAM ROAD CHELSEA, LONDON SW10



Contact

Ian Simpson
020 7590 8957

ian@milescommercial.co.uk

Ross Crummey
020 7581 9722

ross@milescommercial.co.uk

Or via Tiffany Luckett, our joint agent at Savills - 020 7758 3878

Location

The property is located on the south side of Fulham Road forming part of the terrace between Elm Park Gardens and Beaufort Street

Nearby occupiers include Oree Bakery, Natoora, Pizzeria Lievito, Joe & The Juice, Sophie's Steakhouse, Badiani, Marks & Spencer, Sainsbury's Local and Flex Chelsea.

Accommodation

The shop is arranged over ground floor and basement and comprises the approximate net internal areas as follows:-

Ground floor	529 sq.ft	49.15 sq.m
Basement	798 sq.ft	74.14 sq.m
Total	1,327 sq.ft	123.29 sq.m

Rent

£62,500 per annum exclusive

Lease

A new lease available for a term to be agreed, contracting outside the security of tenure provisions of the Landlord & Tenant Act 1954. The lease will be subject to annual RPI increases.

Rates

Interested parties are advised to make their own enquiries with RBKC rates department.

EPC

Available on request

Legal Costs

Each party to bear their own

Viewings

Strictly by prior appointment via joint sole agents:

ORÉE



Sophie's

M&S

EST. 1884

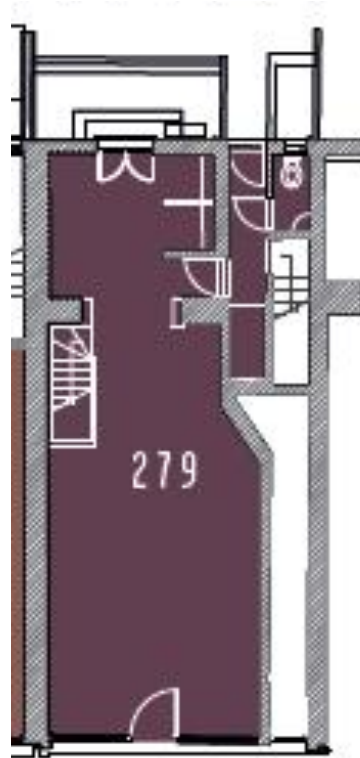
NATOORA



Floor Plans

Floor plans for identification purposes only, not to scale.

Ground



Basement



MILES COMMERCIAL

MilesCommercial.co.uk