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## 270 – 272 Fulham Road London SW10

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**2,032 sq ft (188.7 sq m)**  
**A1 Retail Unit**  
**To Let**



### Location:

The property is located on the Northern side of the Fulham Road and forms part of Chelsea Walk, which underwent an extensive redevelopment in 2012, producing a mixture of residential units on the upper floors and commercial spaces on the ground floor.

The area boasts a large variety of shops including Sainsbury's, Roche Bobois, Day True Interiors and Catchpole & Rye.

### Accommodation:

The building comprises the ground and lower ground floor of a double fronted A1 retail unit with glass shop front, an open plan retail area together with a WC, kitchenette and ancillary area within the basement.

Floor	APPROXIMATE FLOOR AREA (NET INTERNAL)	
	Sq m	Sq ft
Ground	118.7	1,278
Basement	70.0	754
<b>TOTAL</b>	<b>188.7</b>	<b>2,032</b>

Measured in accordance with RICS Code of Measuring Practice 6th Edition.

### Lease:

A new effective full repairing and insuring lease direct from the landlord for a term by arrangement.

### Rent:

On Application

### Rates:

Rates payable for 2017/18 are estimated to be £16.52 per sq ft

### Service charge:

The estimated on account service charge for 2017/18 is approximately £1.40 per sq ft

### Contact:

For further information or to arrange a viewing, please contact:

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