

PRIME CHELSEA RETAIL PROPERTY TO LET

LONDON SW10

279 FULHAM ROAD



Location

The premises is situated on the southern side of Fulham Road in fashionable Chelsea, adjacent to **Oree** and **Velveteen**. Other nearby retailers include **Farrow & Ball**, **Joe & The Juice**, **M&S**, **Kosmopol**, **Claudia Sebire**, **Starbucks**, **Le Creuset**, **Sophie's Steak House**, **The Chelsea Chair**, **Farmer Brothers**, **Cpress** and **Daunt Books**.

Accommodation

The property is arranged over ground floor and basement comprising the following approximate area:

Ground Floor	529 sq ft	49.14 sq m
Basement	798 sq ft	71.14 sq m
Total	1,327 sq ft	123.28 sq m

Rent

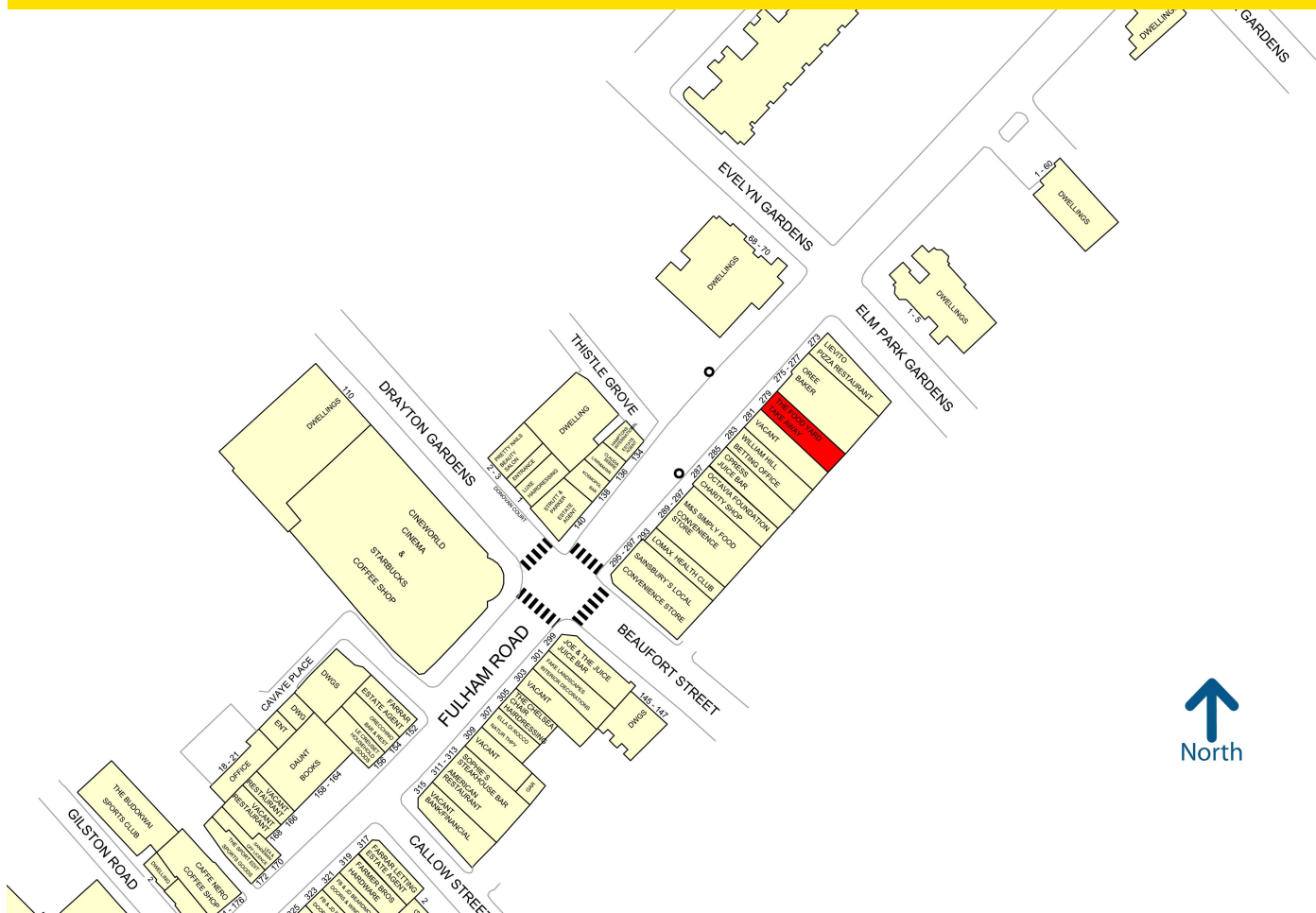
£62,500 per annum exclusive.

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33 Margaret Street
London W1G 0JD

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Tenure

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed in the standard Sloane Stanley terms.

Use Class

The unit currently has permitted use for Class A1 retail. Alternative uses are subject to planning.

Timing

The unit is available immediately.

EPC

Available on request.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value (2017)	£48,783
Rates Payable (2019/2020)	£23,952

(Interested parties are advised to make enquiries with the Local Authority)

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only through joint agents:

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