



# 175-177 FULHAM ROAD, CHELSEA, LONDON SW3

## PROMINENT CORNER SHOP TO LET

### Location

The property is located on the south side of Fulham Road and has a prominent corner position, with a return frontage to Sydney Street.

Nearby retailers include Theo Fennell, Phillipa Lepley, OKA, Oro Bianco, Emmy London and Poltrona Frau. There are also a few restaurants to choose from including PJ's, Patara and Zheng.

### Accommodation

The premises are arranged over ground floor and basement, and benefits from a return front.

The approximate net internal areas are as follows: -

Floor	SQ FT.	SQ.M.
Ground	713	66.24
Basement	741	68.84
<b>Total</b>	<b>1,454</b>	<b>135.08</b>

### Lease

The lease is held inside the security of tenure provisions of the Landlord and Tenant Act 1954 part II (as amended) expiring 31 March 2025. The lease is subject to a review 31 March 2020. There is also a tenant break 31 March 2020.



### Passing Rent

£130,000 per annum exclusive

### Premium

On application

### Rates Payable

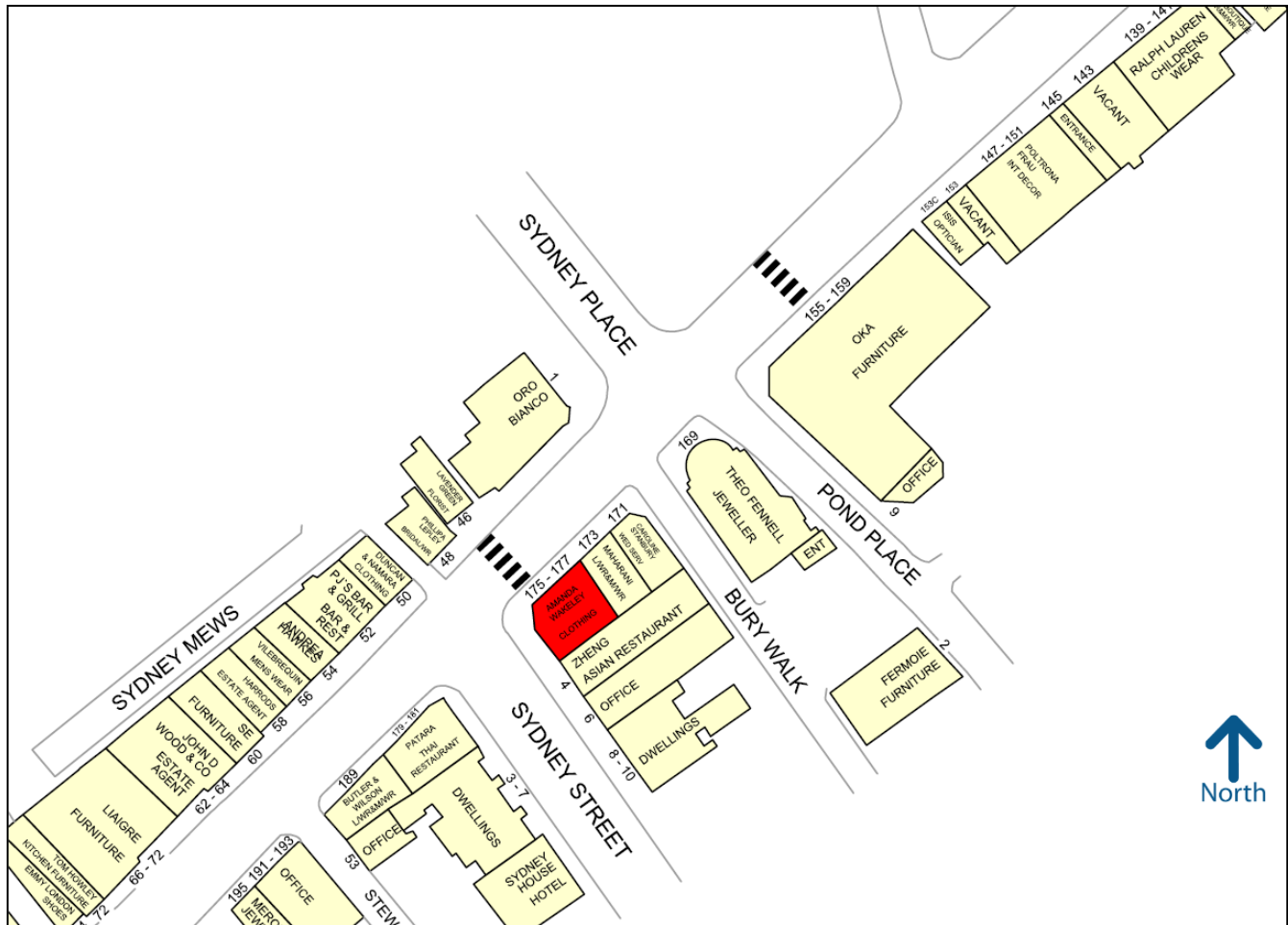
Interested parties are advised to make their own enquiries with the relevant local authority

### Legal Costs

Each party to bear their own

## GOAD Map

For identification purposes only, not to scale.



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**EPC** available on request

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