



303 FULHAM ROAD, CHELSEA, LONDON SW10

PRIME SHOP TO LET

Location

The property is located on the south side of Fulham Road forming part of the terrace between Beaufort Street and Callow Street. The immediate area is known as "The Beach" popular for its eateries and local high street shops.

Nearby occupiers include Joe & The Juice, Oree Bakery, Natoora, Lea & Sandman, Sophie's Steakhouse, Marks & Spencer, Sainsbury's Local and Lomax Gym.



Accommodation

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

Floor	Sq.ft.	Sq.m.
Ground	555	51.56
Basement	742	68.93
Total	1,297	120.49

Plus rear enclosed courtyard garden 424 sq.ft (39.39 sq.m)

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 rent will be subject to annual RPI increases.

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MILES COMMERCIAL
SURVEYORS, LAND & PROPERTY CONSULTANTS

Or Tiffany Luckett our joint agent at Savills 020 7758 3878

Rent

£70,000 per annum exclusive

Rates

Rates Payable (2018/19) £28,101

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

EPC

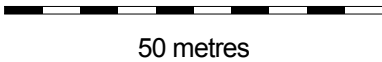
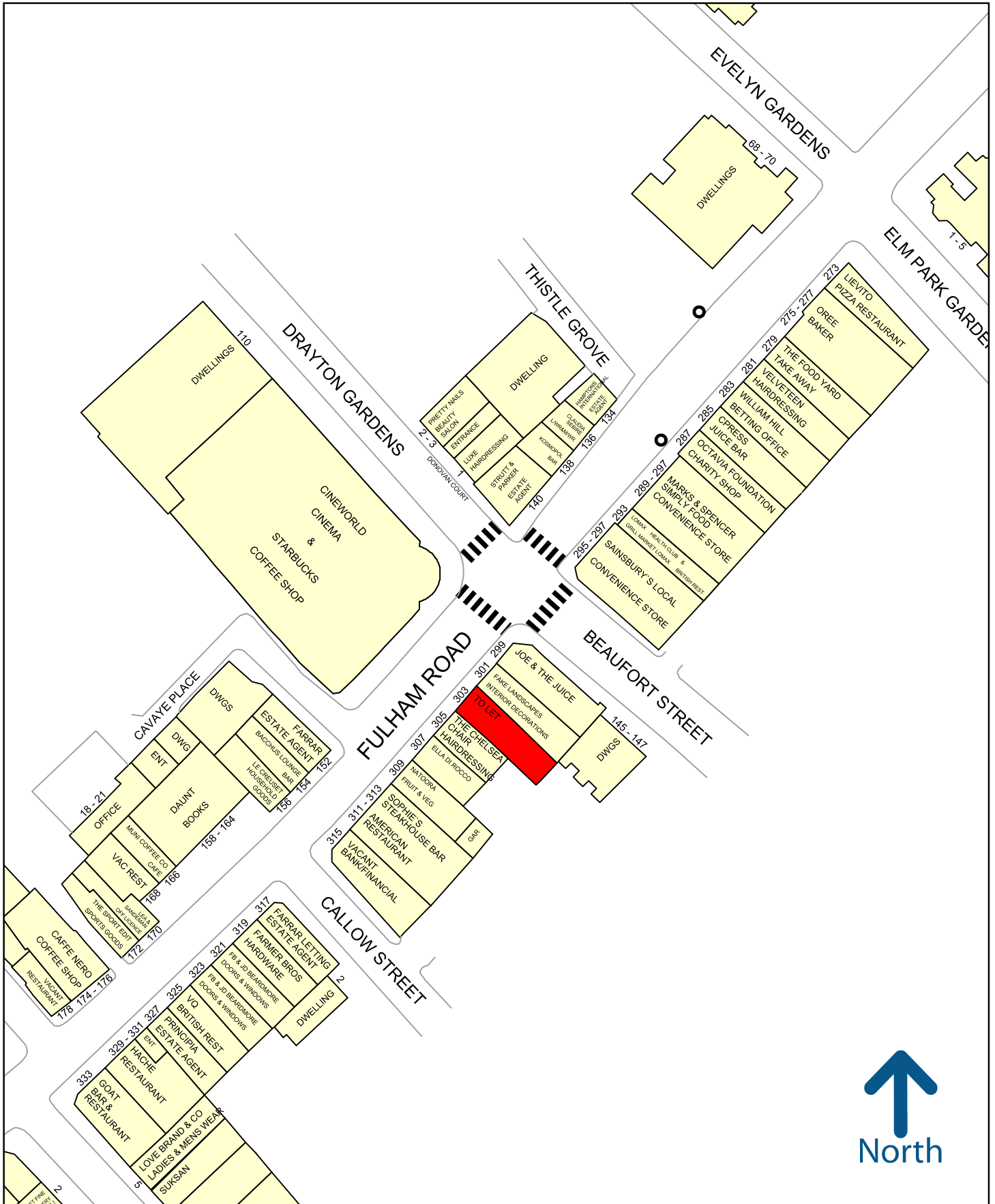
Available on request

Legal Costs

Each party to bear their own

Viewings

Strictly by appointment through joint sole agents:



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