



SHOP TO LET

118 FULHAM ROAD

London SW3

Location

The property is located on the north side of Fulham Road in an area home to an eclectic mix of boutiques and galleries.

Nearby retailers include Farrow & Ball, Patrick Mavros, Peter Harrington, Colefax & Fowler, C.P. Hart, Woven and Apter Fredericks.

Accommodation

The premises are arranged over a ground floor and basement. The unit benefits from an attractive glazed frontage and rear loading.

The approximate net internal areas are as follows:

Ground floor:	602 sq.ft	55.93 sq.m
Basement	106 sq.ft	9.85 sq.m
Total:	708 sq.ft	65.78 sq.m

Lease

An effective full repairing and insuring lease for a term expiring October 2029. The lease is held inside the security of tenure provisions of the Landlord & Tenant Act. The lease is subject to 5 yearly reviews and has a tenant's break option.

Timing

Immediate upon completion of legal formalities

For further information please

Ian Simpson
T 020 7590 8957
E ian@milescommercial.co.uk

Michael Hole
T 020 7590 8954
E michael@milescommercial.co.uk



Rent

£58,000 pax

Premium

Inviting offers in excess of £35,000

Rates

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

EPC

Available on request

Legal Costs

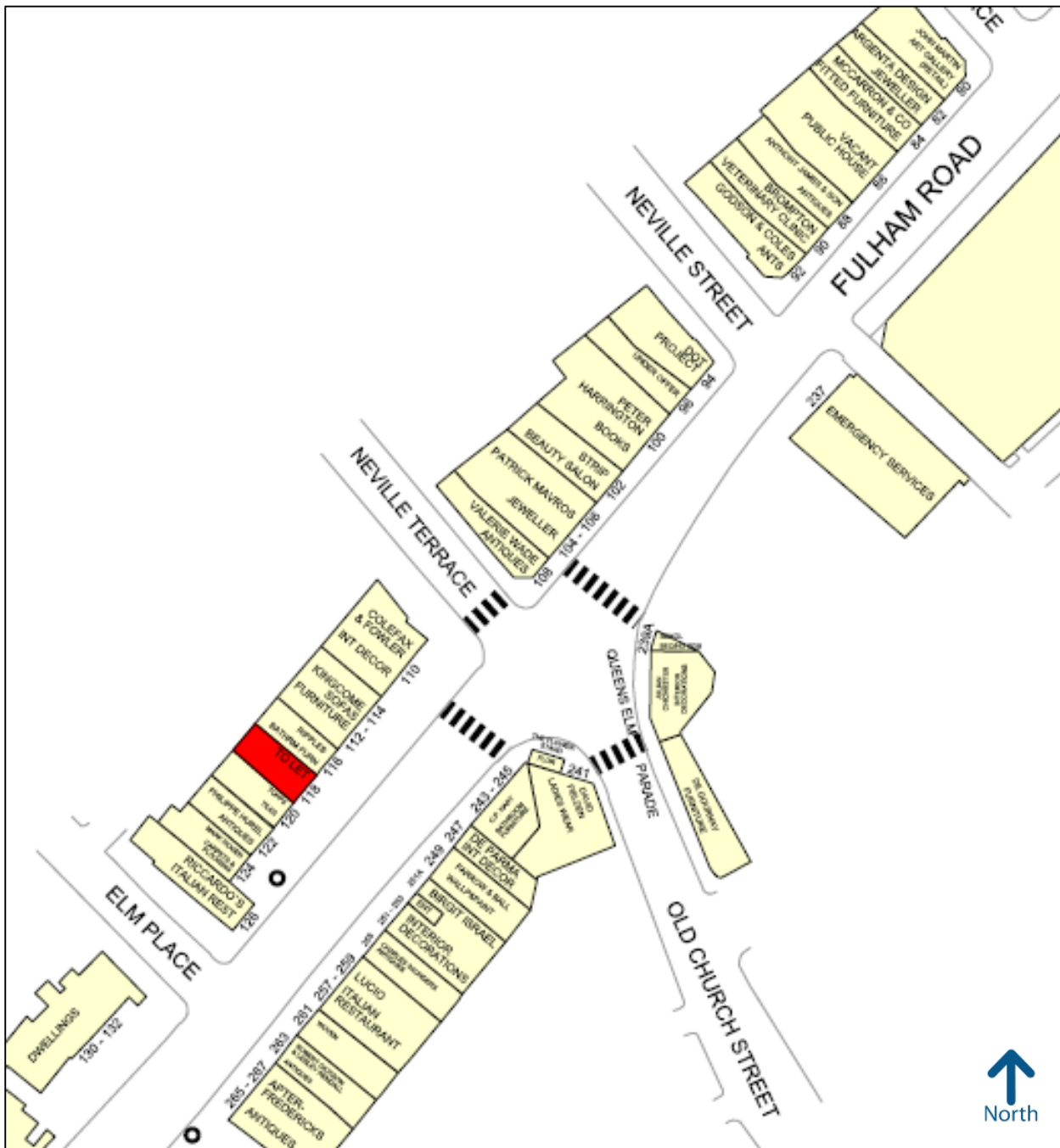
Each party to bear their own

Viewings

Strictly by appointment through sole agents:



Location



Floor Plans

For indicative purposes only.



Ground floor

Lower Ground

For further information please contact:

Ian Simpson

T 020 7590 8957

E ian@milescommercial.co.uk

Michael Hole

T 020 7590 8954

E michael@milescommercial.co.uk



MILES COMMERCIAL
SURVEYORS, LAND & PROPERTY CONSULTANTS

Misrepresentation Act: Miles Commercial Limited for themselves and for the vendors or lessors of the property whose agents they are give notice that :i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an order or contract; ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Miles Commercial Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

Miles Commercial Limited trading as Miles Commercial, registered in England at NatWest Bank Chambers, 55 Station Road, New Milton, Hampshire BH25 6JA Company registration No:2591029

IS 0216