



MILES COMMERCIAL
SURVEYORS, LAND & PROPERTY CONSULTANTS

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PROMINENT CORNER SHOP AVAILABLE

**178 Fulham Road
London SW10**



Location

The property is located on the north side of Fulham Road between Gilston Road and Cavaye Place, close to Cineworld cinema.

Nearby occupiers include Goat, Gail's, Joseph, Wyndham House Butchers, M & S, Sainsbury's local, Orée, Fake Landscapes and Sophie's Steakhouse.

Accommodation

The shop is arranged over ground floor and basement and benefits from a return frontage.

The approximate net internal areas are as follows:

Ground floor	492 sq.ft	45.71 sq.m
Basement	434 sq.ft	40.32 sq.m

Total	926 sq.ft	86.03 sq.m
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Lease

Available by way of assignment of the existing lease for a term of 15 years, held inside the Security of Tenure provisions of the Landlord & Tenant Act 1954 part II (as amended). The next rent review is 19th February 2019.

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Passing rent

£50,000 per annum exclusive

Premium

Upon application

Rates

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

Timing

Immediately Available.

EPC

Available on request

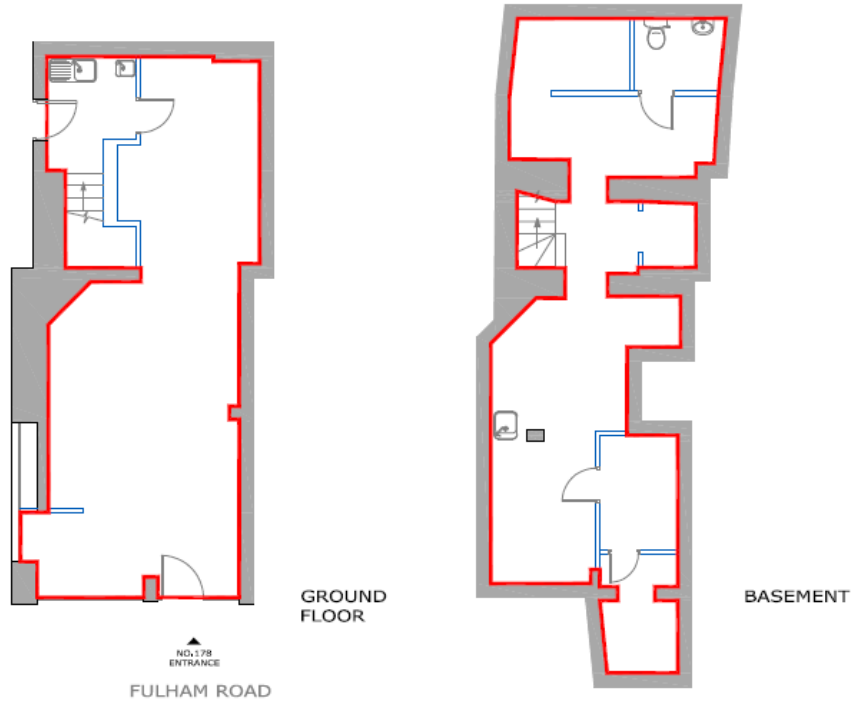
Legal Costs

Each party to bear their own

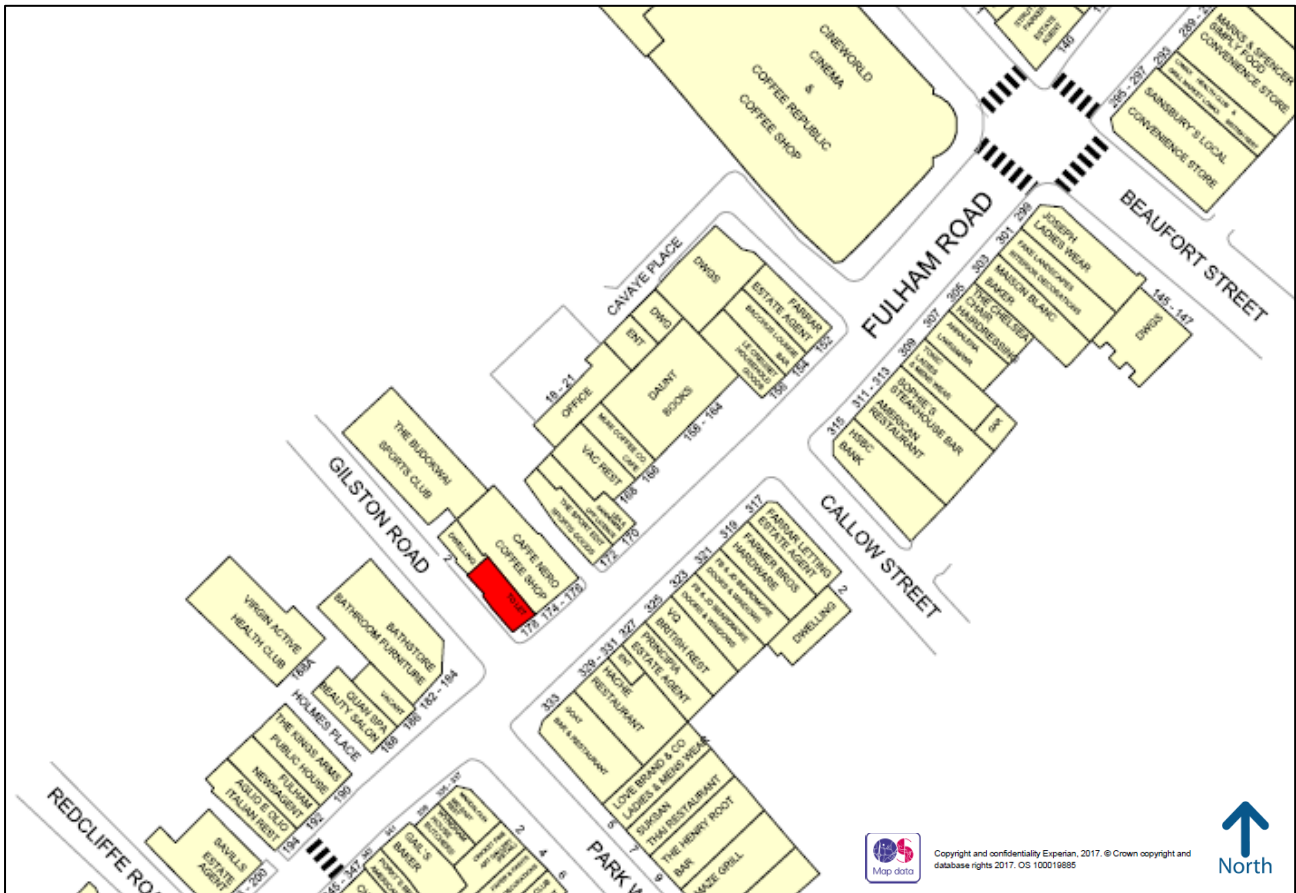
Viewings

Strictly by appointment through joint sole agents:

Indicative Plans (not to scale)



Location



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.

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