



PRIME RETAIL PREMISES TO LET

301 Fulham Road LONDON SW10

Location

The property is situated in the lively area known as “the beach” on the south side of the Fulham Road opposite the cinema. Nearby occupiers include **Joseph, M & S, Sainsbury’s local, The Chelsea Chair, Tonic, Venise, Lomax and Sophie’s Steakhouse.**

The area is well served by public transport being on numerous bus routes and within a mile of South Kensington Underground Station (Picadilly, Circle and District Lines).

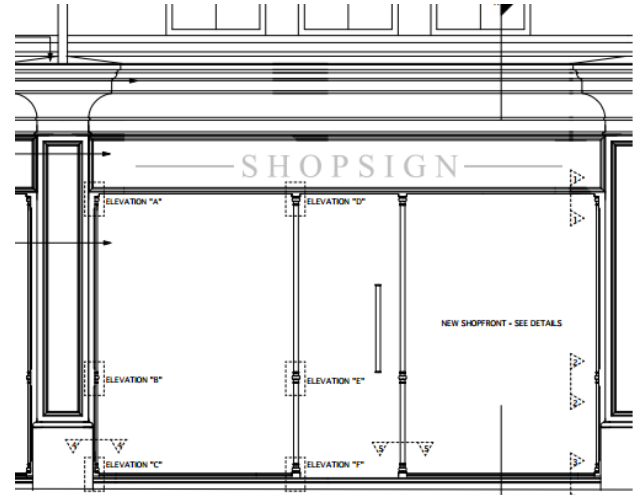
Description

The premises are arranged over ground floor and basement and benefit from good floor to ceiling height.

The approximate net internal areas are as follows:

Ground	792 sq ft	73.58 sq m
Basement	971 sq.ft	90.21 sq m
Total	1,763 sq ft	163.79 sq m

(areas are subject to confirmation)



New shop front - for indicative purposes only.

Lease

To be a new effective FRI lease for a term of 10 years contracting outside the security of tenure provisions of the Landlord and Tenant Act 1954 part II (as amended) on standard Sloane Stanley terms.

Rent

£85,000 per annum exclusive

Rates Payable

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

Legal Costs

Each party to bear their own

EPC

Available on request

GOAD Map



Contact

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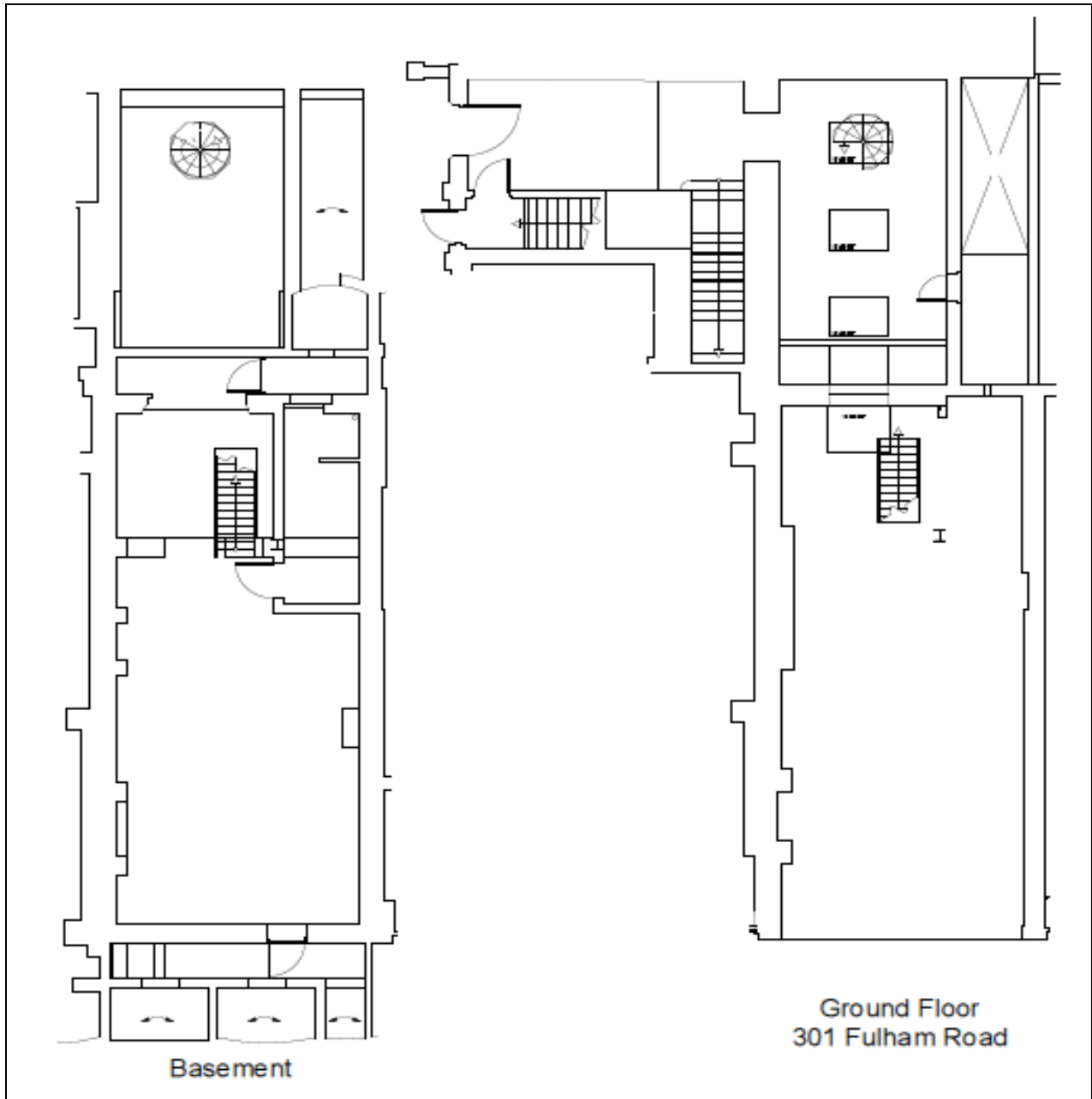
Or through our joint agents Shackleton

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

Floor plans

(For identification purposes only)



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