



## **PRIME RETAIL PREMISES TO LET**

### **307 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, 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 a ground floor with the following approximate net internal area:

Ground	681	sq ft	63.27	sq m
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#### **EPC**

Available on request

#### **Ian Simpson**

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E: [ian@milescommercial.co.uk](mailto:ian@milescommercial.co.uk)

#### **Duncan Good**

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E: [duncan@milescommercial.co.uk](mailto:duncan@milescommercial.co.uk)

Or through our joint agent Shackleton T: 020 7183 8571



#### **Lease**

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

#### **Rent**

**£60,000** per annum exclusive

#### **Rates Payable**

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

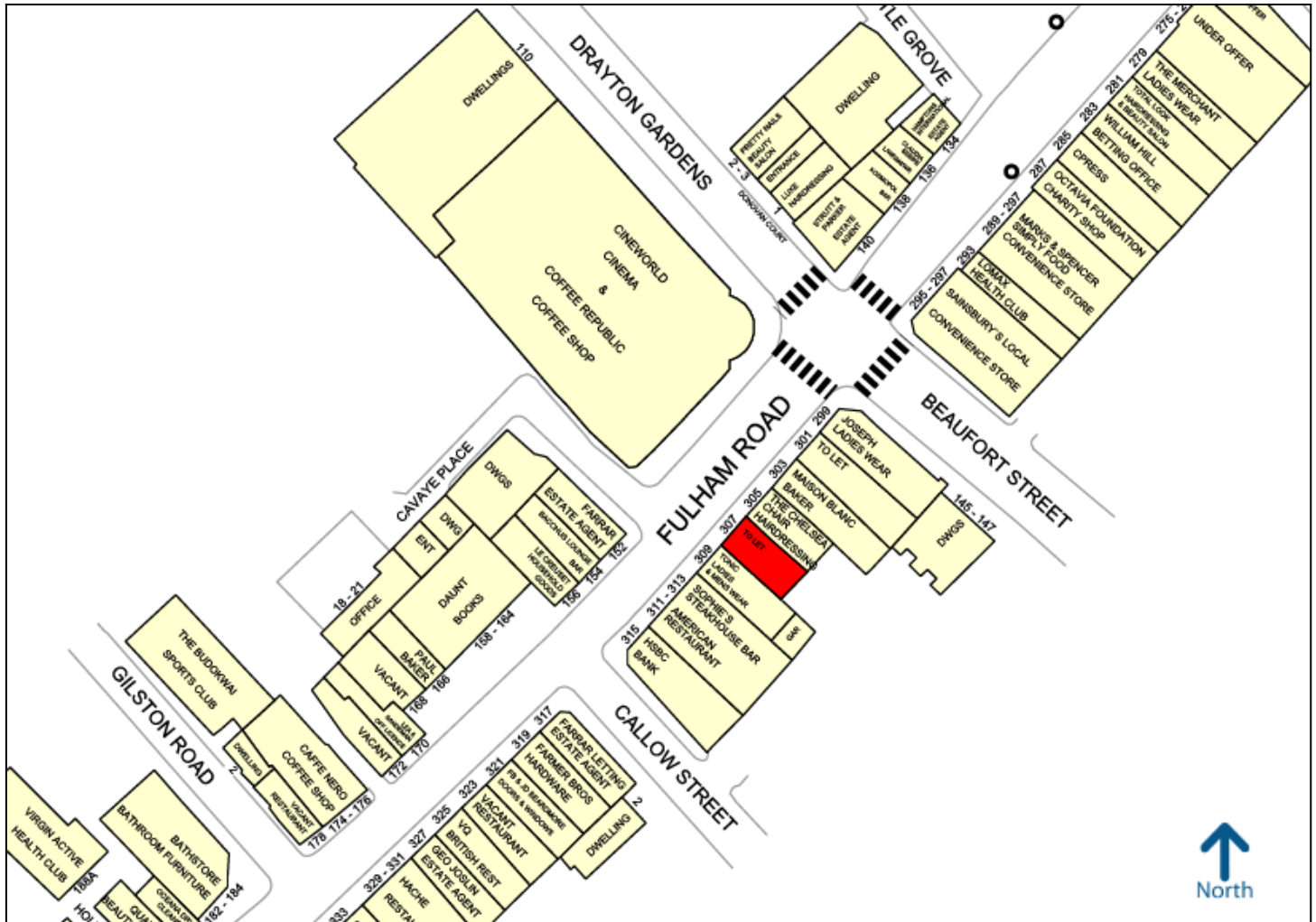
#### **Legal Costs**

Each party to bear their own



# GOAD Map

For indicative purposes only.



Mapping  
Ordnance Survey  
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Experian Goad Plan Created: 10/05/2015  
Created By: Miles Commercial

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