



GALLERY / SHOWROOM TO LET

82 Fulham Road LONDON SW3

Location

The property is situated on the north side of the Fulham Road in an established parade where occupiers include John Martin, Patrick Mavros, Peter Harrington books, Godson & Coles, Valerie Wade, McCarron and Co, Colefax & Fowler and Farrow & Ball.

The area is well served by public transport being situated on numerous bus routes and within walking distance of South Kensington and Gloucester Road Underground Stations (Piccadilly, Circle and District Lines).

Description

The property is undergoing a comprehensive refurbishment and is arranged over ground floor and basement.

Once the works are completed it will benefit from good floor to ceiling height, a new retail frontage and a rear extension which will provide good natural light.

EPC

Available on request

The proposed net internal areas of the completed development are approximately:

Ground	817 sq ft	75.90 sq m
Basement	542 sq.ft	50.35 sq m

Total	1,359 sq ft	126.25 sq m
--------------	--------------------	--------------------

Areas will be subject to confirmation once the development is completed.

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).

Rent

£75,000 per annum exclusive

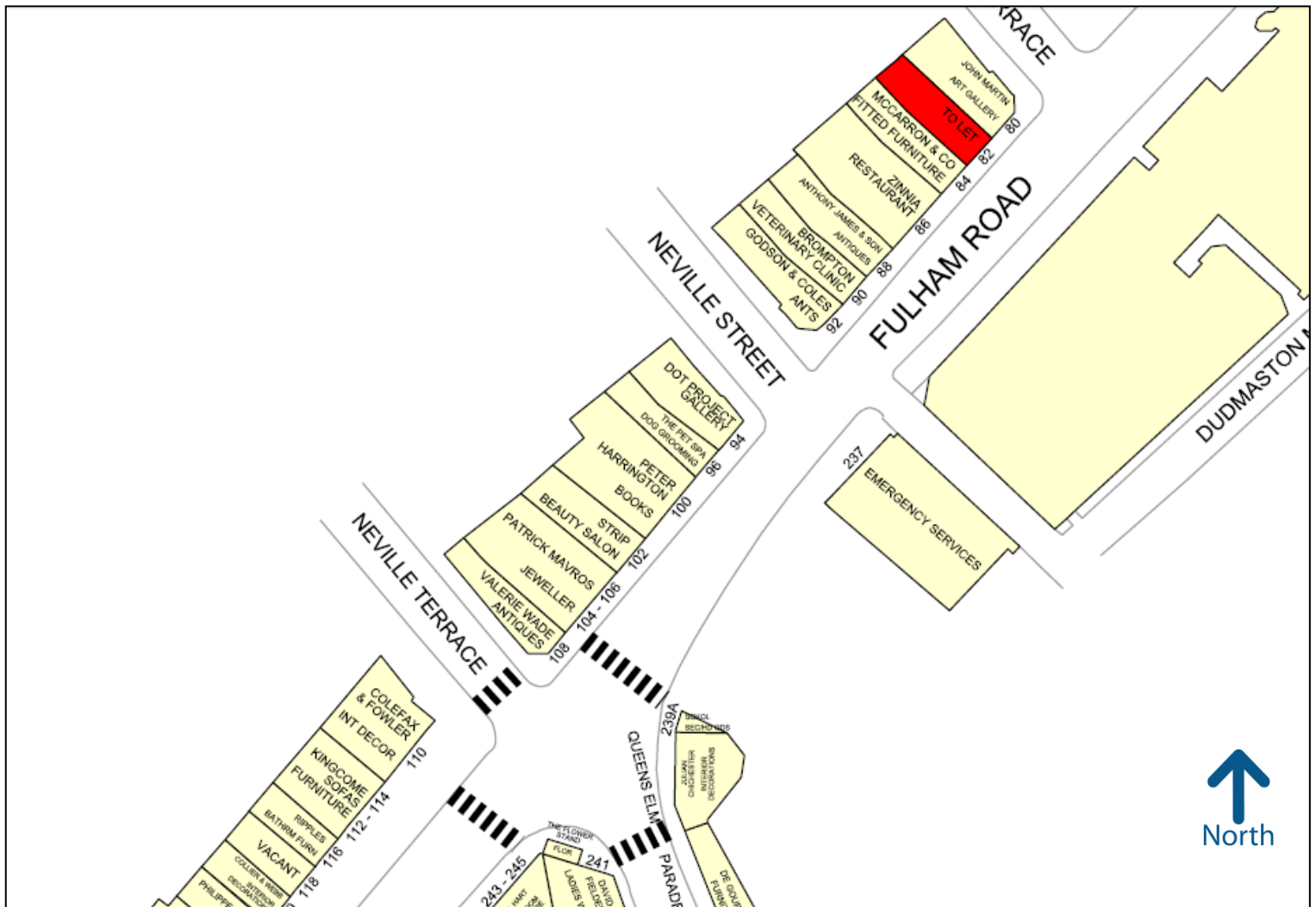
Rates Payable

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 more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Experian Goad Plan Created: 13/04/2015
 Created By: Miles Commercial



Copyright and confidentiality Experian, 2015. © Crown copyright and database rights 2015.
 Ordnance Survey 100019885

For further information please contact:

Ian Simpson

D: 020 7590 8957

E: ian@milescommercial.co.uk

Duncan Good

D: 020 7590 8952

E: duncan@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.