



86 FULHAM ROAD, CHELSEA, LONDON SW3

RETAIL / RESTAURANT PREMISES TO LET

Location

The property is situated on the north side of Fulham Road in the area known as Chelsea Cross.

Nearby occupiers include Hari's Hairdressers (recently opened), Patrick Mavros, Everard Read, Peter Harrington, Godson & Coles, Valerie Wade, McCarron & Co, Dot Project and Farrow & Ball.

Accommodation

The premises are arranged over ground floor and basement, to be let in an unfinished shell for fitting out by the tenant. The ground floor benefits from good natural light with skylights to the rear.

The approximate areas are as follows: -

Floor	SQ.FT.	SQ.M.
Ground	1,503	139.63
Basement	1,084	100.71
Total	2,587	240.34

Rent

£140,000 per annum exclusive



Lease

Available on a new effective FRI lease for a term to be agreed contracting outside of the security of tenure provisions of the Landlord and Tenant Act 1954 part II (as amended).

Rates Payable

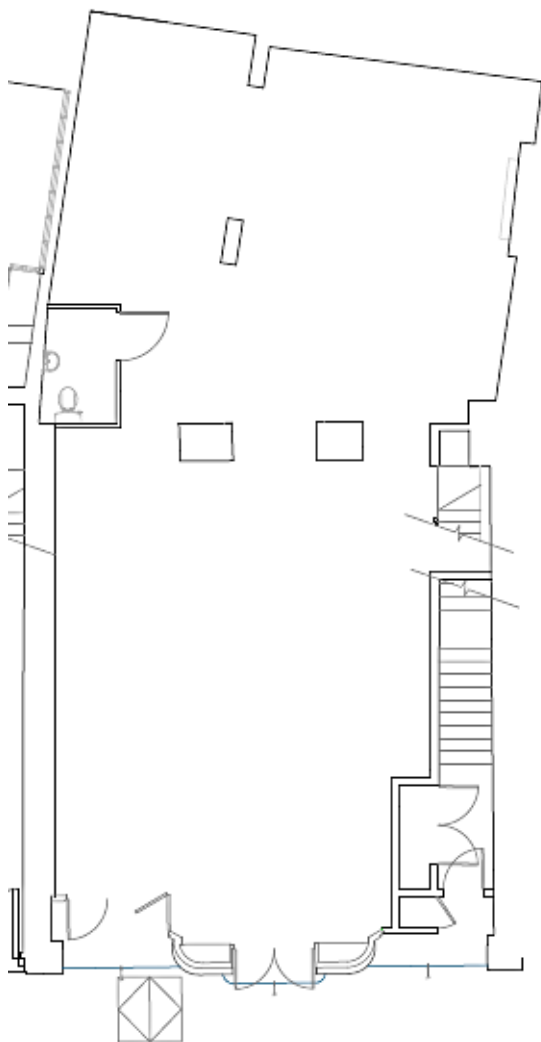
The premises will be assessed for rating purposes upon completion of the development.

Legal Costs

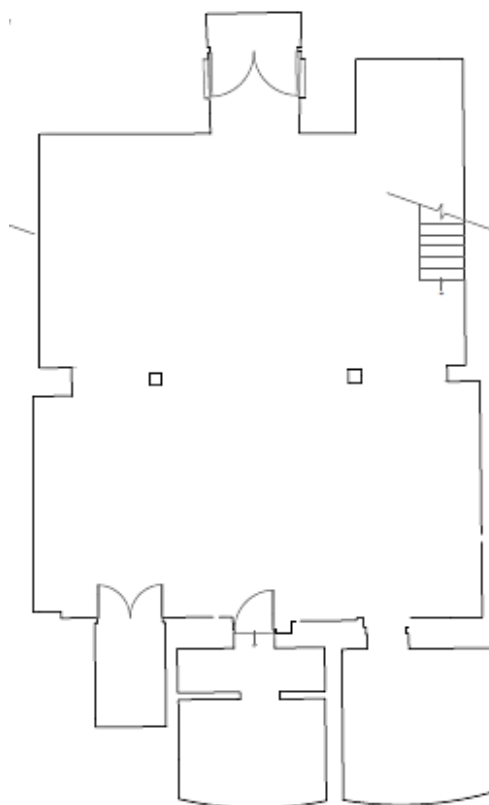
Each party to bear their own

Floor plans

For identification purposes only, not to scale.



Ground Floor



Basement

For further information or to arrange a viewing please contact: -

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MILES COMMERCIAL
SURVEYORS, LAND & PROPERTY CONSULTANTS

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