



# 171 FULHAM ROAD, CHELSEA, LONDON SW3

## PROMINENT CORNER SHOP

### AVAILABLE BY WAY OF ASSIGNMENT

#### Location

The property is located on the south side of Fulham Road and has a prominent corner position, with a return frontage to Bury Walk.

Nearby retailers include Theo Fennell, Phillipa Lepley, Lavender Green, OKA, Oro Bianco, Emmy London and Poltrona Frau. There are also a few restaurants to choose from including PJ's, Patara and Zheng.

#### Accommodation

The property is arranged over ground floor and basement. The ground floor is split between a retail sales area at the front and an office area to the rear. The approximate net internal areas are as follows:-

Floor	SQ FT.	SQ.M.
Ground	429	39.86
Basement	374	34.75
<b>Total</b>	<b>803</b>	<b>74.61</b>

#### Lease

The lease is held inside the security of tenure provisions of the Landlord and Tenant Act 1954 part II (as amended) expiring 24 December 2019. A new lease may also be available from the landlord subject to contract.



#### Current Rent

£65,000 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