

# PRIME SHOP TO LET

## 255 FULHAM ROAD

CHELSEA, LONDON. SW3



### Contact

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Or via Tiffany Luckett, our joint agent at Savills - 020 7758 3878

### Location

The property is located on the south side of Fulham Road, in a design destination referred to as Chelsea Cross. Nearby retailers include Farrow & Ball, Green & Stone, C.P. Hart Bathrooms, Parkside, Benjamin Moore, Castrads, Colefax and Fowler and Patrick Mavros. Nearby restaurants and cafés include Riccardo's, Lucio and Oree Bakery.

South Kensington Underground Station is within a short walk providing services on the Circle, District and Piccadilly Lines.

### Accommodation

The shop is arranged over ground floor and basement and comprises the approximate net internal areas as follows:-

Ground floor	580 sq.ft	53.88 sq.m
Basement	653 sq.ft	60.67 sq.m
<b>Total</b>	<b>1,233 sq.ft</b>	<b>114.55 sq.m</b>

### Rent

£62,500 per annum exclusive

### Lease

A new lease available for a term to be agreed, contracting outside the security of tenure provisions of the Landlord & Tenant Act 1954. The lease will be subject to annual RPI increases.

### Rates

Interested parties are advised to make their own enquiries with RBKC rates department.

### EPC

Available on request

### Legal Costs

Each party to bear their own

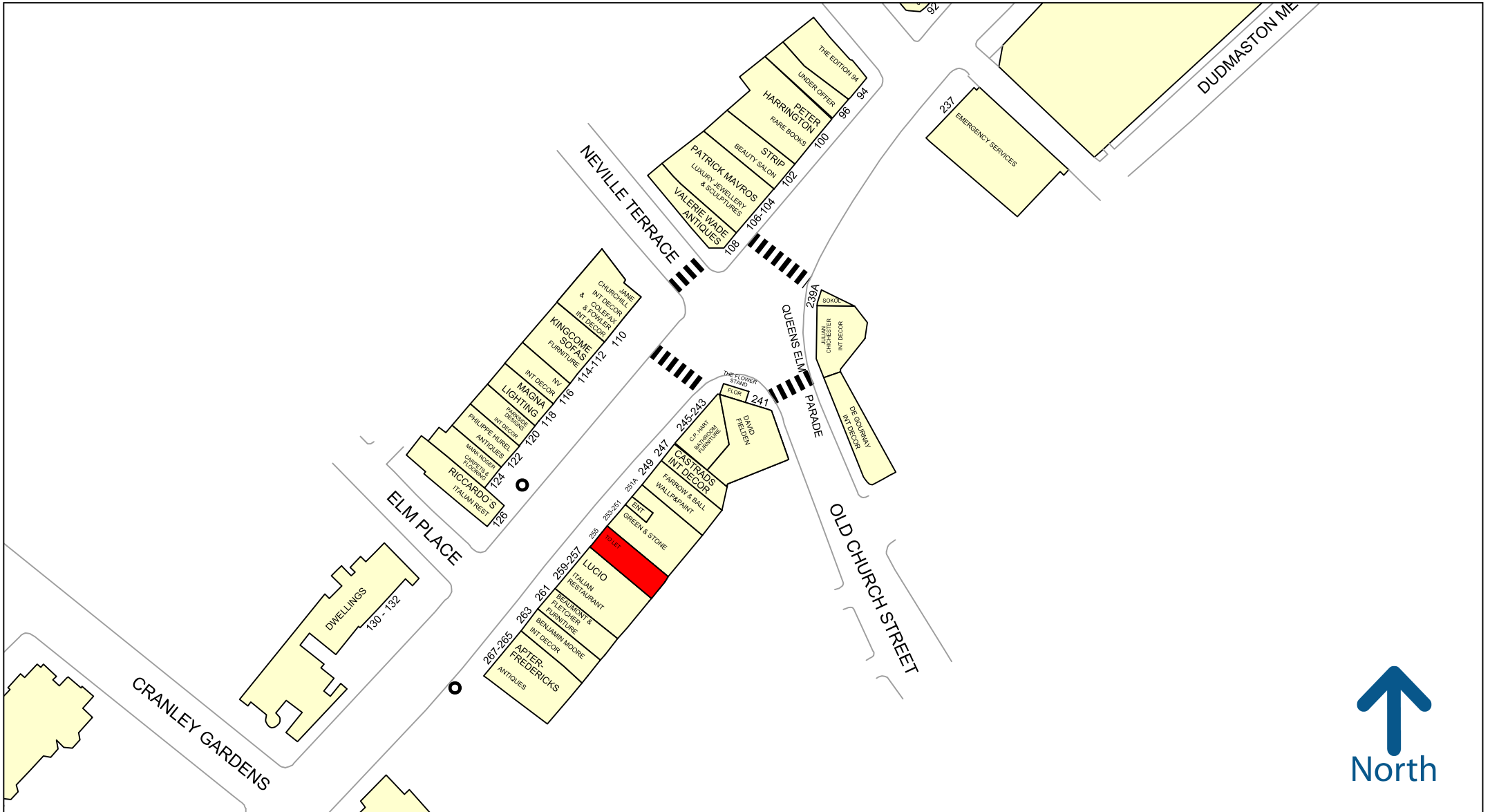
### Viewings

Strictly by prior appointment via joint sole agents:



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50 metres

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