

# NEW LEASE AVAILABLE

## 265/267 FULHAM ROAD

CHELSEA, LONDON. SW3



### Contact

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

### Location

The shop is located on the south side of Fulham Road, in a design destination referred to as Chelsea Cross. The area is home to specialist showrooms consisting a mix of bespoke furniture, upholstery, wallpaper, fabrics, art, antiques, silver and rare books.

Nearby retailers include Farrow & Ball, Benjamin Moore, Green & Stone and C.P. Hart.

### Accommodation

The shop is arranged over basement, ground and first floor. The approximate net internal areas are as follows:-

First	731 sq.ft	67.91 sq.m
Ground	1,225 sq.ft	113.80 sq.m
Basement	1,232 sq.ft	114.46 sq.m
<b>Total</b>	<b>3,188 sq.ft</b>	<b>296.17 sq.m</b>

A split of the unit may be considered.

### Rent

Upon application

### 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 rent will be subject to annual RPI increases.

The landlord may consider other uses STP

### 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

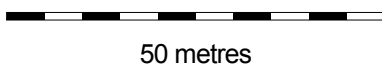
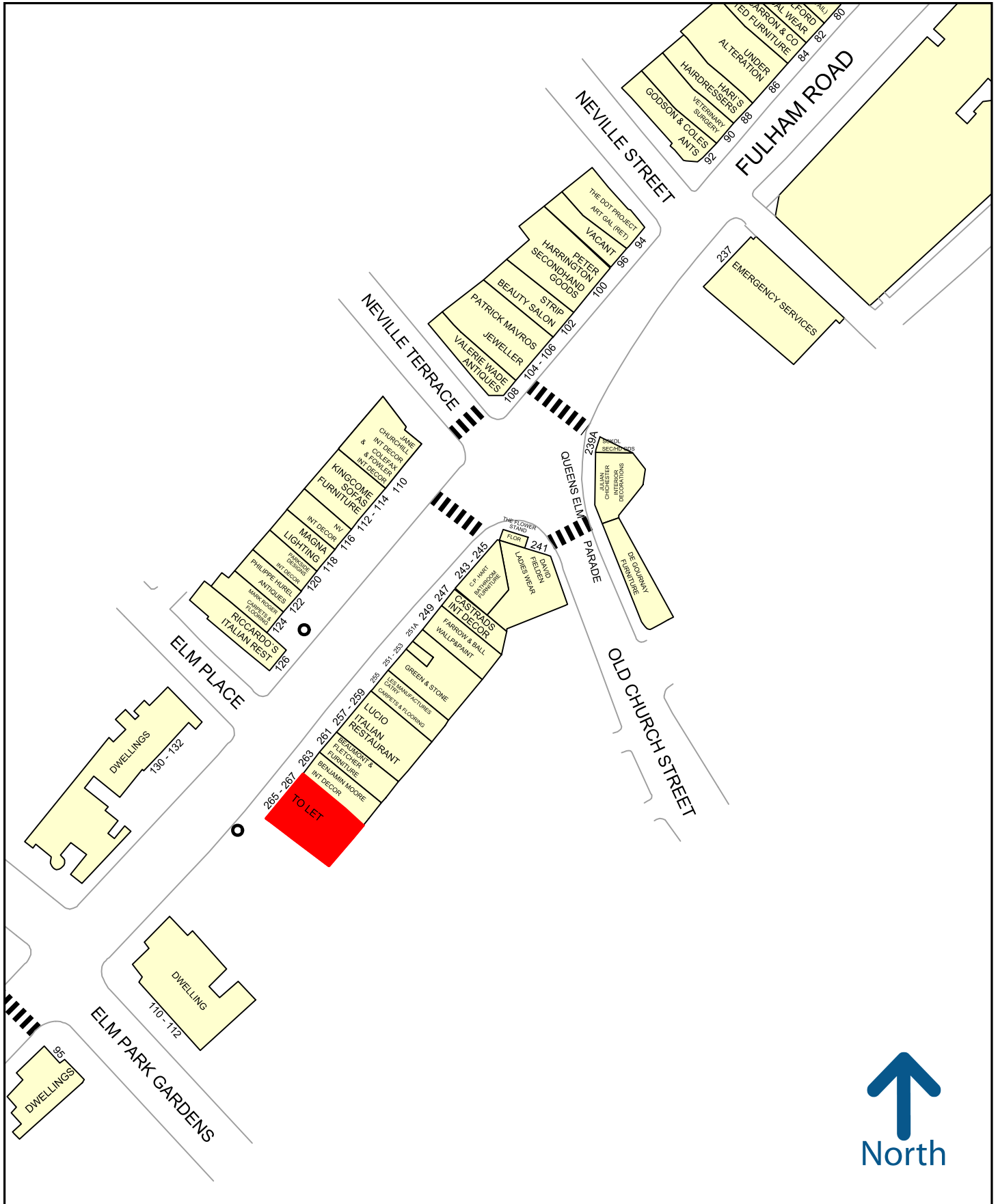
### Viewings

Strictly by prior appointment through joint sole agents:



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