



**Property Particulars**

# MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

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## New Instruction

**Retail Premise to Let**

### **173 FULHAM ROAD, LONDON SW3**



#### **LOCATION**

The property is located on the south side of Fulham Road and has a prominent corner position, with a return frontage to Sydney Street. Nearby occupiers include Theo Fennell, Phillipa Lepley OKA, Oro Bianco, Emmy London and Poltrona Frau. There are also a few restaurants to choose from including PJ's, Patra and Zheng.

The property is within a few minutes' walk of South Kensington underground station (Piccadilly, Circle and District lines).

#### **ACCOMMODATION**

The accommodation is arranged over ground and basement floors and comprises the following approximate net internal areas:

Ground floor	500 sq.ft	46.45 sq.mt
<u>Basement floor</u>	<u>446 sq.ft</u>	<u>41.43 sq.mt.</u>
<b>Total</b>	<b>946 sq.ft</b>	<b>87.89 sq.mt</b>

#### **TERMS LEASE**

New Lease available for a term to be agreed contracting o/s the Landlord and Tenant act.

#### **RENT RATES VIEWING**

£60,000 pax

Rates Payable for 2020/21 £33,280 pa

Strictly by appointment through sole agents:

**Ross Crummey**  
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