

# - PRIME OPPORTUNITY-

## 293 FULHAM ROAD, LONDON SW10 9PZ



### Location

The property has a prominent position on the south side of Fulham Road. The unit has a unique front elevation including a double height fully glazed arch.

Nearby occupiers include **M&S Simply Food, Joe & The Juice, Natoora, Colette, CPRESS, Badiani, Oree, Sainsbury's Local** and the Fulham Road Picturehouse.

### Lease

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

### EPC

Available upon request

### Accommodation

The property is arranged over a basement, ground, first floor and comprises the approximate areas as follows:-

First Floor	3,573 sq ft	331.94 sq m
Ground floor	695 sq ft	64.57 sq.m
Basement	827 sq ft	76.83 sq.m
<b>Total</b>	<b>5,095 sq ft</b>	<b>473.34 sq.m</b>

### Rent

£130,000 per annum exclusive

### Use

Use class E. All uses may be considered subject to necessary consents

### Legal Costs

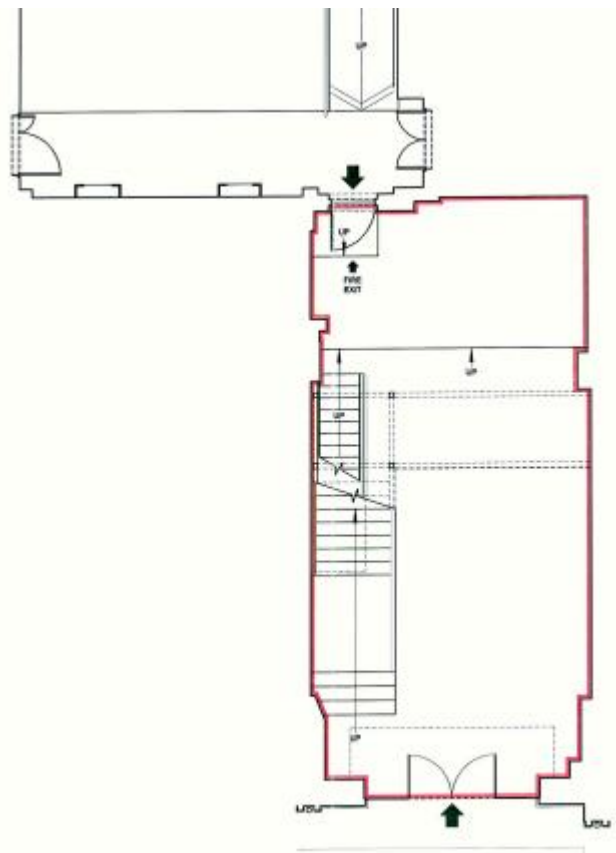
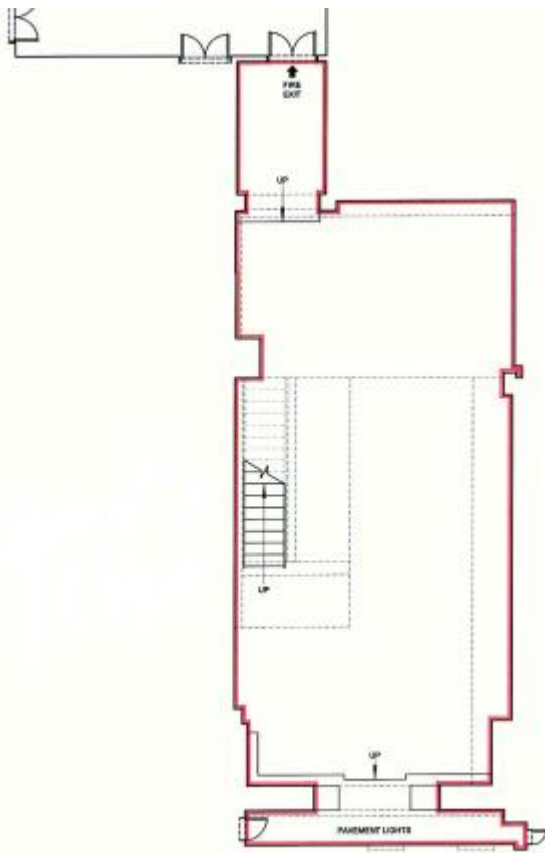
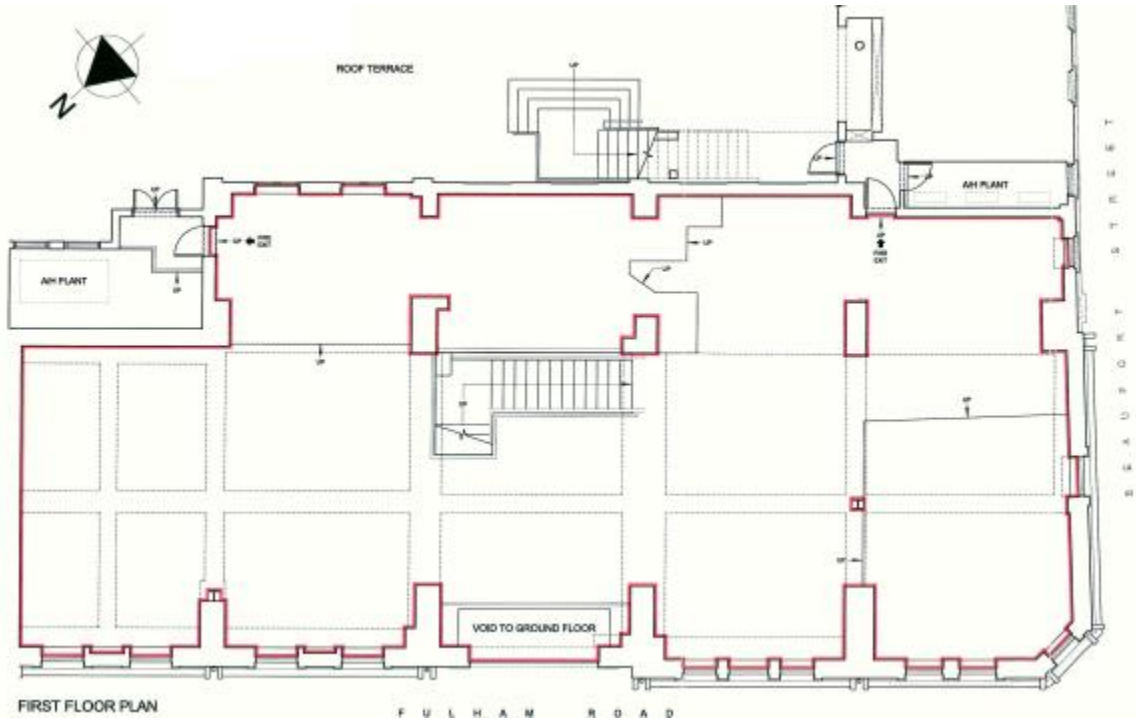
Each party to bear their own

### Business Rates

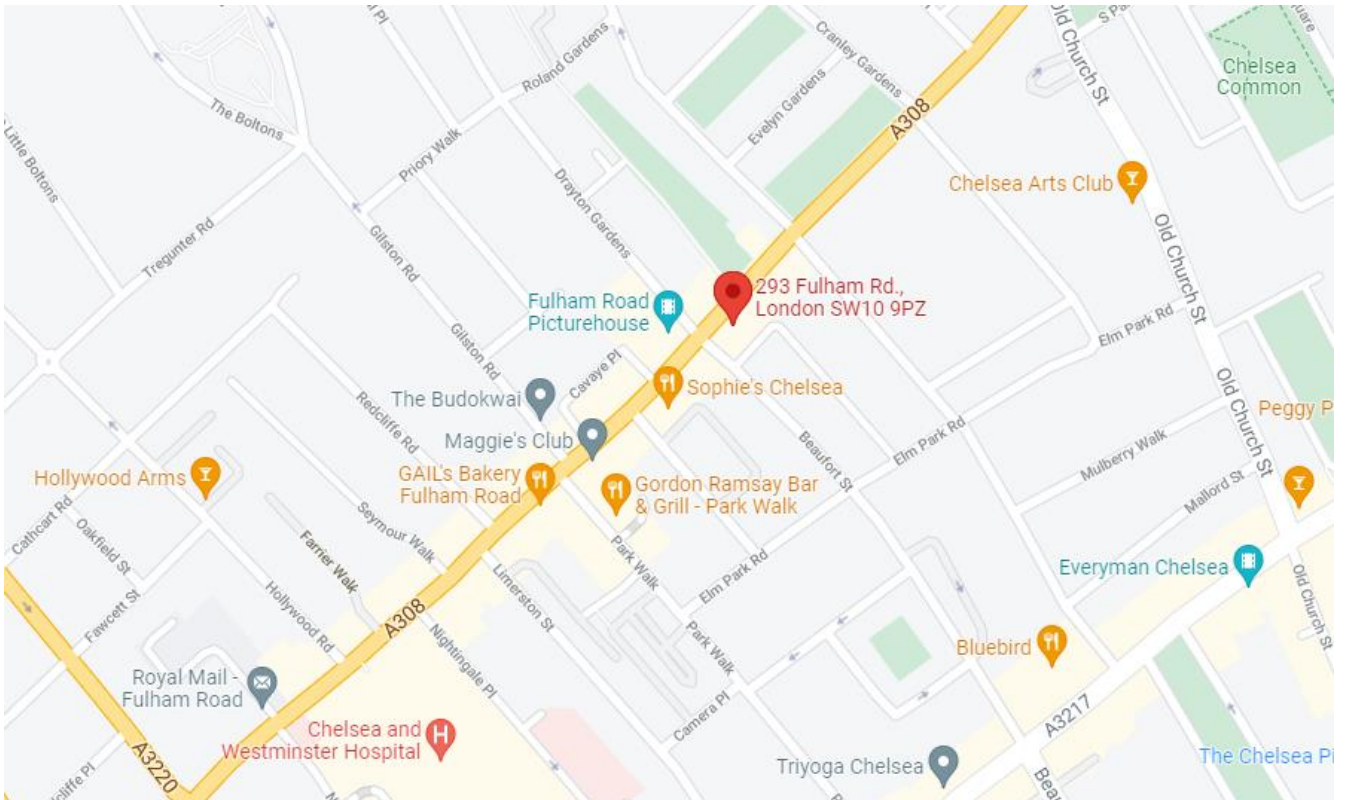
Interested parties are advised to make their own enquiries with RBKC rates department.

## Floor Plans

For identification purposes only, not to scale.

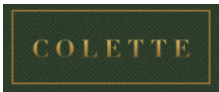


## Location Map



Source, google maps

## Nearby Occupiers



M&S



CPRESS



Sainsbury's

## Viewing and Further Information:-

Strictly by prior appointment only.

Or via our joint agent at Savills

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