

- TO LET -

273 FULHAM ROAD, LONDON SW10



Location

The property is on the south side of Fulham Road at the junction with Elm Park Gardens. Fulham Road has attracted a vibrant community and strong retail footfall. Home to a burgeoning number of artisan bakers, French patisseries and speciality coffee shops, people are drawn to linger over locally sourced, organic fare.

Nearby occupiers include **Orée, Natoora, Le Creuset, Cpress, M&S, Sainsbury Local** and **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.

Rent

£62,500 per annum exclusive

Accommodation

The property is arranged over ground floor and basement comprising the approximate areas as follows:-

| | | |
|--------------|--------------------|--------------------|
| Ground floor | 606 sq ft | 56.30 sq m |
| Basement | 572 sq ft | 53.14 sq m |
| Total | 1,178 sq ft | 109.44 sq m |

EPC

Available upon request

Use

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

Legal Costs

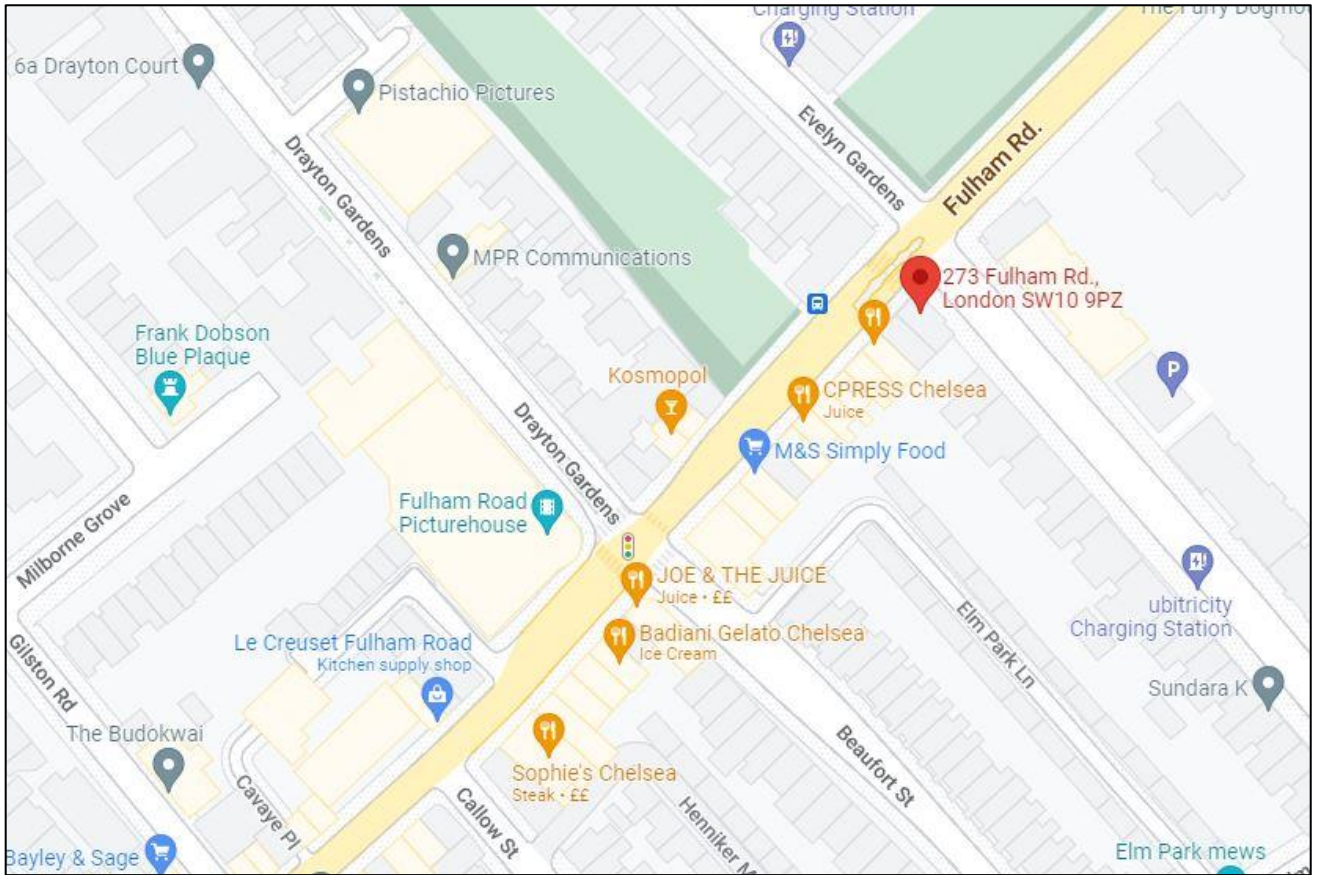
Each party to bear their own

Business Rates

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



Location Map



Source, google maps

Nearby Occupiers

ORÉE
BOLLANGIERE PARTNERS

M&S
EST. 1884



Badiani
GELATO
FIRENZE 1932

NATOORA

Sainsbury's

Bayley
& Sage

CPRESS

Viewing and Further Information:-
Strictly by prior appointment only.

Ian Simpson

Mob: 07866949530

Main: 020 7581 9722

ian@milescommercial.co.uk

Or via our joint agents at Levy Real Estate

Matt Paulson-Ellis

07867781811

Matt.Paulson-Ellis@levyrealstate.co.uk

Liv England

07530807800

Liv.England@levyrealstate.co.uk



MILES COMMERCIAL

Misrepresentation Act 1967: Miles Commercial Limited for themselves and for the vendors or lessors of the property whose agents they are give notice that :i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an order or contract; ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Miles Commercial Limited has any authority to make or give any representation or warranty whatsoever in relation to this property. 0522

MilesCommercial.co.uk