# - PROMINENT CORNER UNIT TO LET-

# 315 FULHAM ROAD, LONDON SW10 9QH



# **Location**

The property is located on the south side of Fulham Road, at the junction with Callow Street.

Nearby occupiers include Natoora, Bayley & Sage, Joe & The Juice, M & S. Sainsbury's Local, CPRESS, Orée, Le Crueset, Sophie's, Badiani, Gail's and the Fulham Road Picturehouse.

# Lease

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

### Rent

Upon application.

# **EPC**

Available upon request.

# Accommodation

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

Total	2,633sq ft	244.61 sq m
Basement (incl vault)	1,441 sq ft	133.87 sq m
Ground floor	1,192 sq ft	110.74 sq m

-The property benefits from an extract to the rear

# Use

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

#### **Legal Costs**

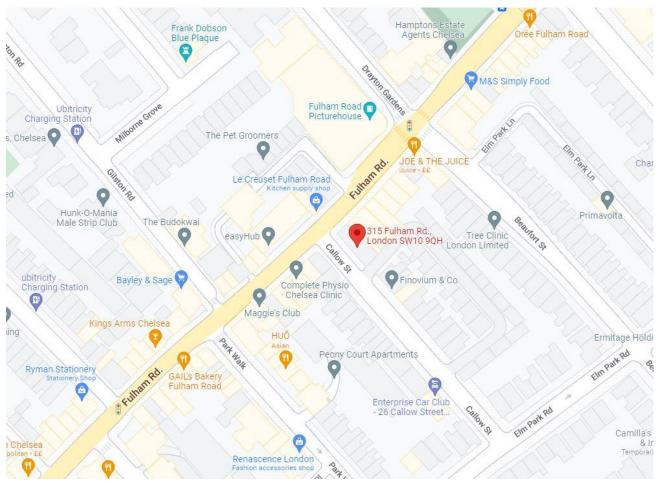
Each party to bear their own

### **Business Rates**

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



# **Location Map**



Source, google maps

# **Nearby Occupiers**

















# **Viewing and Further Information:-**

Strictly by prior appointment only.

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