MILES COMMERCIAL
SURVEYORS, LAND & PROPERTY CONSULTANTS

25 Ives Street
Knightsbridge
London SW3 2ND
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FLAGSHIP RETAIL OPPORTUNITY

251/253 FULHAM ROAD
London SW3

Location

The property is located on the south side of Fulham Road in an area home to an eclectic mix of boutiques and galleries.

Nearby retailers include Farrow & Ball, Patrick Mavros, Peter Harrington, Colefax & Fowler, C.P. Hart, Woven and Apter Fredericks.

Accommodation

The retail unit is arranged over ground floor and basement and benefits from an attractive glazed frontage and excellent natural light.

The approximate net internal areas are as follows:

Floor	sq ft	sq m
Ground	1,208	112.23
Basement	1,442	133.97
Total	**2,650**	**246.20**

Lease

To be an effective full repairing and insuring lease for a term of 10 years contracting outside the security of tenure provisions of the Landlord & Tenant Act 1954 part II (as amended), on standard Sloane Stanley Estate terms. Subject to vacant possession.

Rent

£130,000 pax

Rates

We have been verbally advised the rates payable are £38,731.50 pa

Interested parties are advised to make their own enquiries with the relevant local authority.

EPC

Available on request

Legal Costs

Each party to bear their own

Viewings

Staff are unaware and viewings are strictly by prior appointment through joint sole agents:

For further information please contact:

Ian Simpson
T 020 7590 8957
E ian@milescommercial.co.uk

Michael Hole
T 020 7590 8954
E michael@milescommercial.co.uk

Or through our joint agent Shackleton 0207 183 8571

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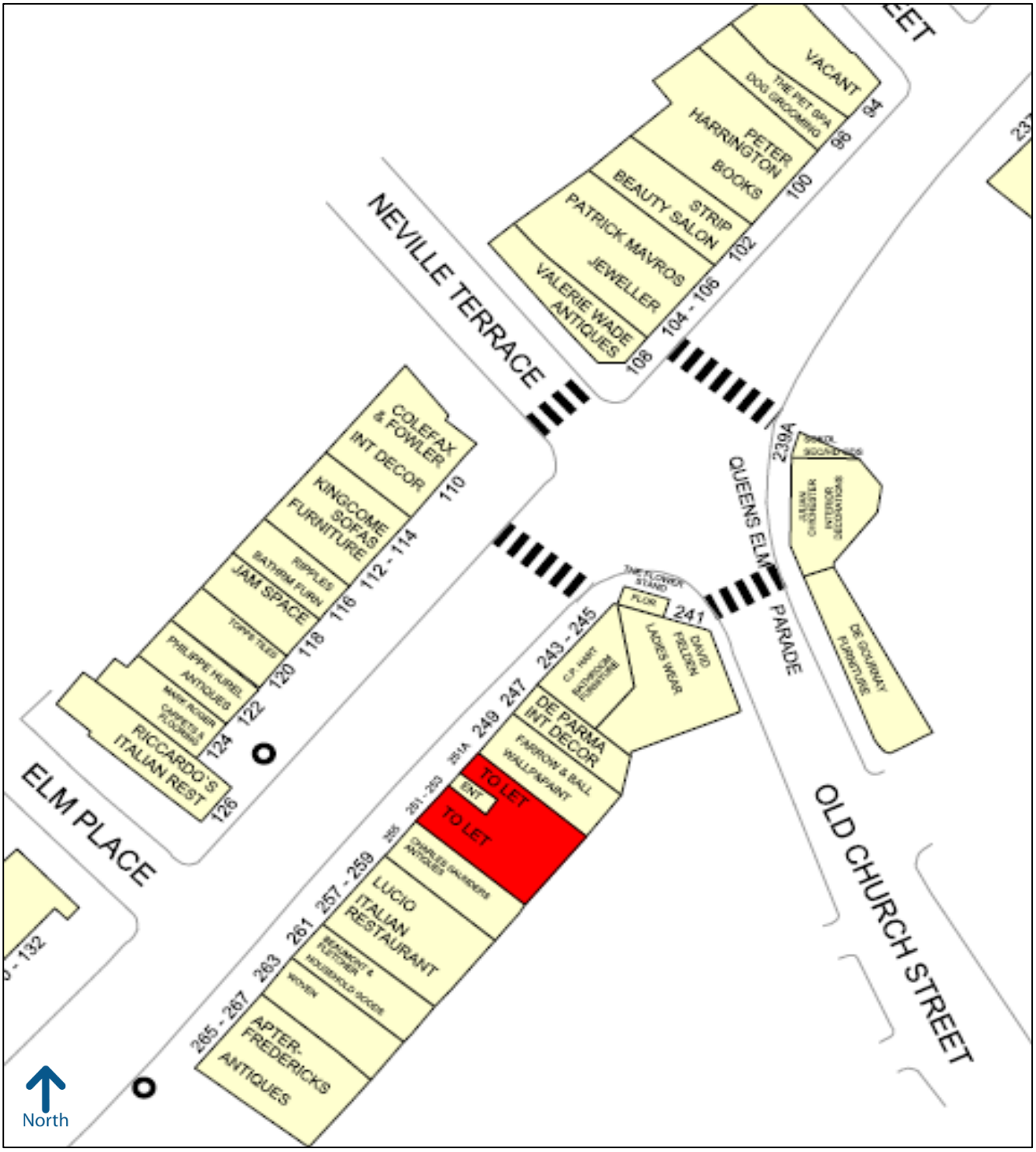
Location



Mapping sourced from Ordnance Survey

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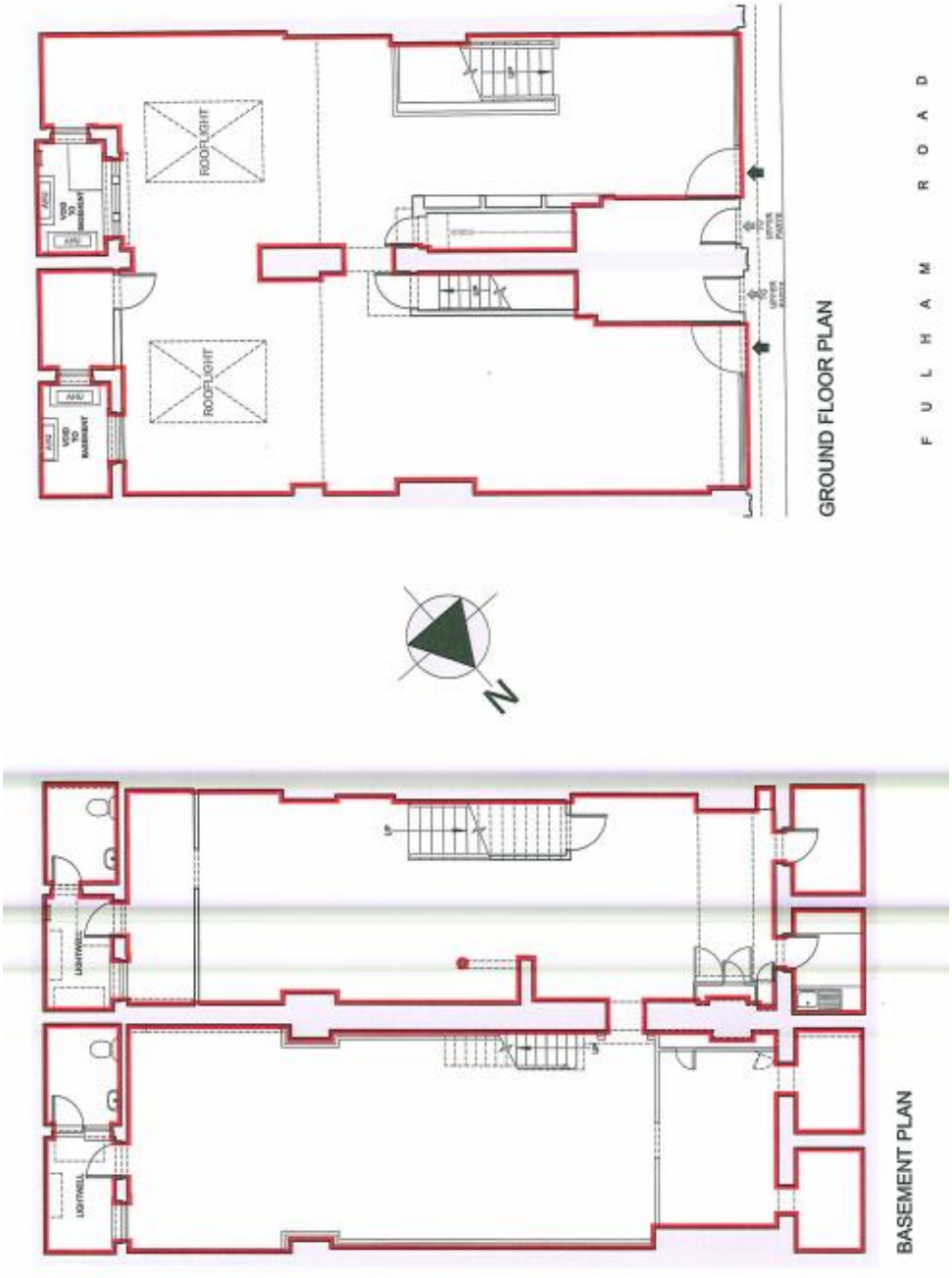
Experian Goad Plan Created: 11/01/2016
Created By: Miles Commercial

FLOOR PLAN - Ground & Basement

Floor plans are for indicative purposes only and not to scale.



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