PRIME SHOP TO LET

LONDON SW3
265-267 FULHAM ROAD

Location

The shop is located on the south side of Fulham Road, in a design destination referred to as Chelsea Cross. The area is home to specialist showrooms consisting a mix of bespoke furniture, upholstery, wallpaper, fabrics, art, antiques, silver and rare books.

Nearby retailers include **Farrow & Ball, Benjamin Moore, Green & Stone** and **C.P. Hart**.

Accommodation

The property is arranged over ground and basement comprising the following approximate area:

Ground Floor	1,225 sq ft	113.80 sq m
Basement	1,232 sq ft	114.46 sq m
First Floor:	683 sq ft	63.45 sq m
Total	**3,140 sq ft**	**291.71 sq m**

The unit can be split into smaller units if required.

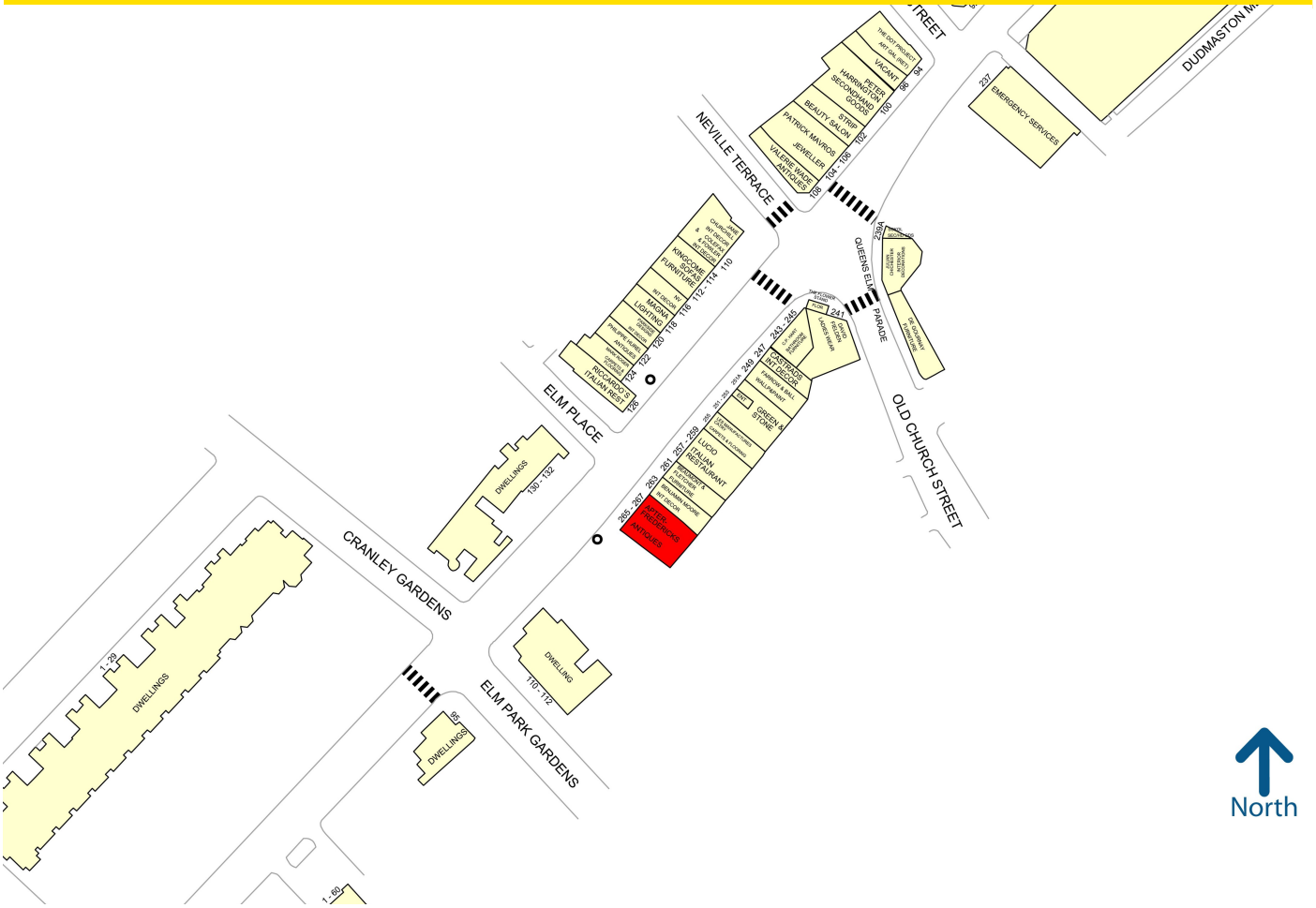
Rent

£100,000 per annum.

The unit can be split into smaller units if required therefore please enquire for the different quoting rents.

SAVILLS LONDON
33 Margaret Street
London W1G 0JD

savills.co.uk



Tenure

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

The landlord may consider other uses STP

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value (2017)	£109,000
Rates Payable (2019/2020)	£55,699

(Interested parties are advised to make enquiries with the Local Authority)

EPC

Available on request.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only through joint agents:

Georgia Egan
georgia.egan@savills.com
07772 631 902

Tiffany Luckett
tluckett@savills.com
07807 999 817

Phoebe Bates
phoebe.bates@savills.com
07936 099 500

or Miles Commercial
Ian Simpson
020 7590 8957

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

June 2019