

# SLOANE STANLEY



## TO LET

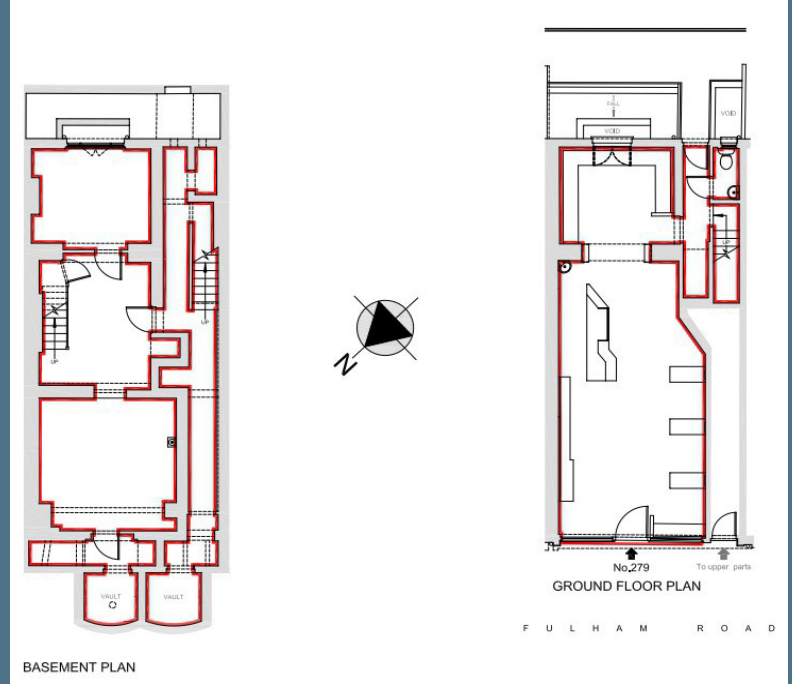
279 FULHAM ROAD, CHELSEA, LONDON, SW10 9QA

PRIME RETAIL UNIT

### THE PROPERTY

The property is located on the south side of Fulham Road at the junction with Elm Park Gardens. Fulham Road has attracted a vibrant community and a strong retail footfall.

Local occupiers include Oree, Ted's Grooming Room, Kiss the Hippo, M&S Simply Food, Sainsbury's, Velveteen, Ultimate Performance, Joe & The Juice, Badiani and Fake Landscapes.



### ACCOMMODATION

The unit is arranged over a ground floor and Basement. The approximate net internal floor areas are as follows:

GROUND FLOOR	529 sq ft	49.15 sq m
BASEMET	798 sq ft	74.14 sq m
<b>TOTAL</b>	<b>1,327 sq ft</b>	<b>123.29 sq m</b>

### GUIDE RENT

£62,500 per annum exclusive

### LEASE

A new lease is available for a term to be agreed contracted outside the Landlord and Tenant Act 1954. The rent will be subject to annual RPI increases.

### RATES

We have been informed by Kensington and Chelsea Council of the following:

Rates Payable: £24,326.25 (2024/2025)

### LEGAL COSTS

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

### EPC

Available on request.

### VIEWINGS

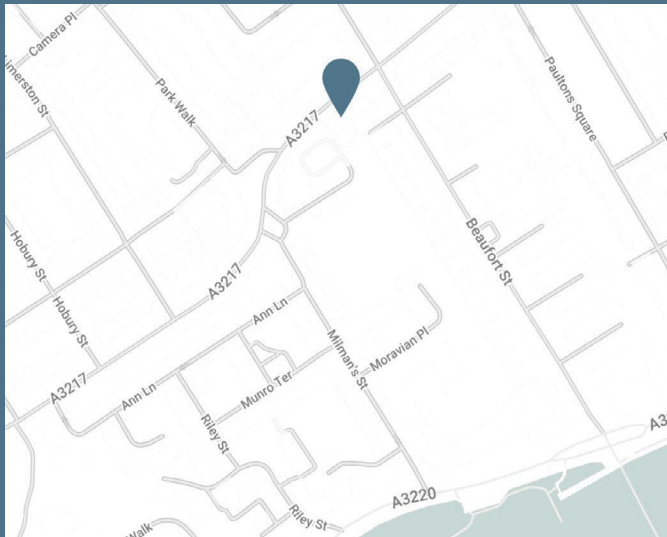
Strictly by appointment via joint sole agents

### SLOANE STANLEY

The Sloane Stanley Estate has been part of Chelsea for over 300 years, starting with the purchase of land in 1717.

**The Estate** remain a family business today owning and managing over 250 shops and flats.

# SLOANE STANLEY



## CONTACT

LIV ENGLAND  
LEVY REAL ESTATE

[liv.english@levyrealstate.co.uk](mailto:liv.english@levyrealstate.co.uk)

D: 020 7747 0154 M: 07530 807 800

Or via our joint agent Ian Simpson at Miles Commercial. D: 020 7590 8957