SLOANE STANLEY



TO LET

279 FULHAM ROAD, CHELSEA, LONDON, SW10 9QA

PRIME RETAIL UNIT

SLOANESTANLE Y.COM

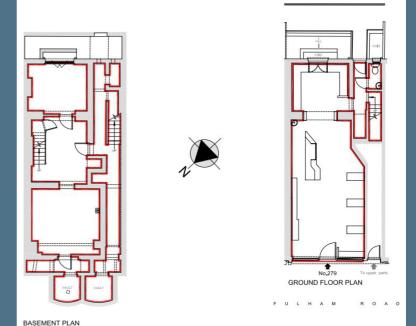
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THE PROPERTY

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 |
| TOTAL | 1,327 sq ft | 123.29 sq m |

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

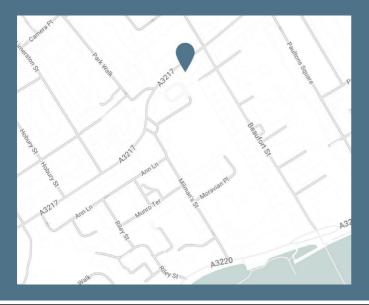
SLOANE STANLEY

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.

Misrepresentation Act 1967 and Property Misdescriptions Act 1991 Miles Commercial and Levy Real Estate and their clients give notice that: i) These particulars do not form part of any offer or contract and must not be relied upon as statement or representation of fact. ii) No person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or orutgoings quoted are exclusive of VAT. iv) Any descriptions of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own in investigations as required. Please note, floor plans are for identification purposes only and not to scale.

SLOANE STANLEY





CONTACT

LIV ENGLAND LEVY REAL ESTATE

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

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