

# SLOANE STANLEY



## TO LET

289-291 FULHAM ROAD, CHELSEA, LONDON, SW10 9PZ

PRIME RETAIL OPPORTUNITY – 3,842 sq ft / 356.93 sq m

### THE PROPERTY

The property is located on the south side of Fulham Road, between Beaufort Street and Elm Park Gardens.

Nearby occupiers include Acai & The Tribe, Badiani Gelato, Fake Landscapes, Joe & The Juice, Josephine Bouchon, Kiss The Hippo, Le Creuset, Sainsburys, So Shell, Sophie's Steakhouse, Ted's Grooming Room and Ultimate Performance.



### ACCOMMODATION

The property is arranged over ground, mezzanine and basement floors. The property comprises the approximate net internal areas as follows:-

GROUND FLOOR	1,885 sq ft	175.12 sq m
MEZZANINE	25 sq ft	2.32 sq m
BASEMENT	1,932 sq ft	179.49 sq m
<b>TOTAL</b>	<b>3,842 sq ft</b>	<b>356.93 sq m</b>

### GUIDE RENT

£195,000 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

Interested parties are advised to make their own enquiries with Kensington and Chelsea Council.

### LEGAL COSTS

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

### EPC

Available on request.

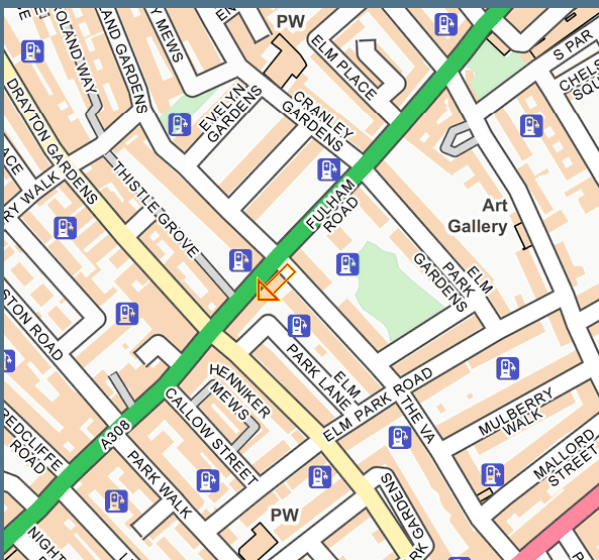
### VIEWINGS

Strictly by appointment by joint agents Miles Commercial and Levy Real Estate.

### 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 remains a family business today owning and managing over 250 shops and flats.

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## CONTACT

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