

SLOANE STANLEY



TO LET

275-277 FULHAM ROAD, CHELSEA, LONDON, SW10 9PZ

PRIME OPPORTUNITY (USE CLASS E) – 2,697 sq ft / 250.56 sq m

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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, M&S, Sainsburys, So Shell, Sophie's Steakhouse, Ted's Grooming Room and Ultimate Performance.



ACCOMMODATION

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

GROUND FLOOR	1,181 sq ft	109.72 sq m
BASEMENT	1,516 sq ft	140.84 sq m
TOTAL	2,697 sq ft	250.56 sq m

GUIDE RENT

£140,000 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

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

Rates Payable: £54,912.50 (2025/2026)

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

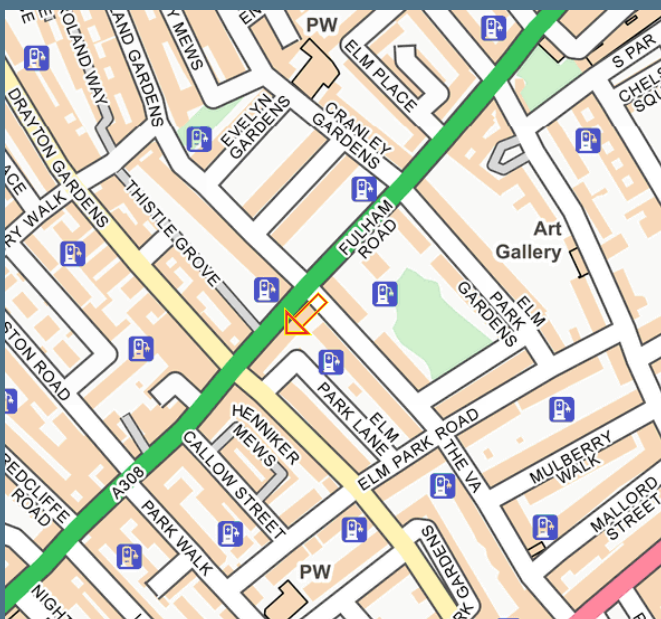
VIEWINGS

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

IAN SIMPSON
MILES COMMERCIAL

ian@milescommercial.co.uk

D: 020 7590 8957 M: 07866 949 530

LIV ENGLAND
LEVY REAL ESTATE

liv.England@levyrealstate.co.uk

D: 020 7747 0154 M: 07530 807 800

RICHARD THOMAS
RETAIL LEISURE GROUP

Richard@retailleisure.co.uk

M: 07795 815 463