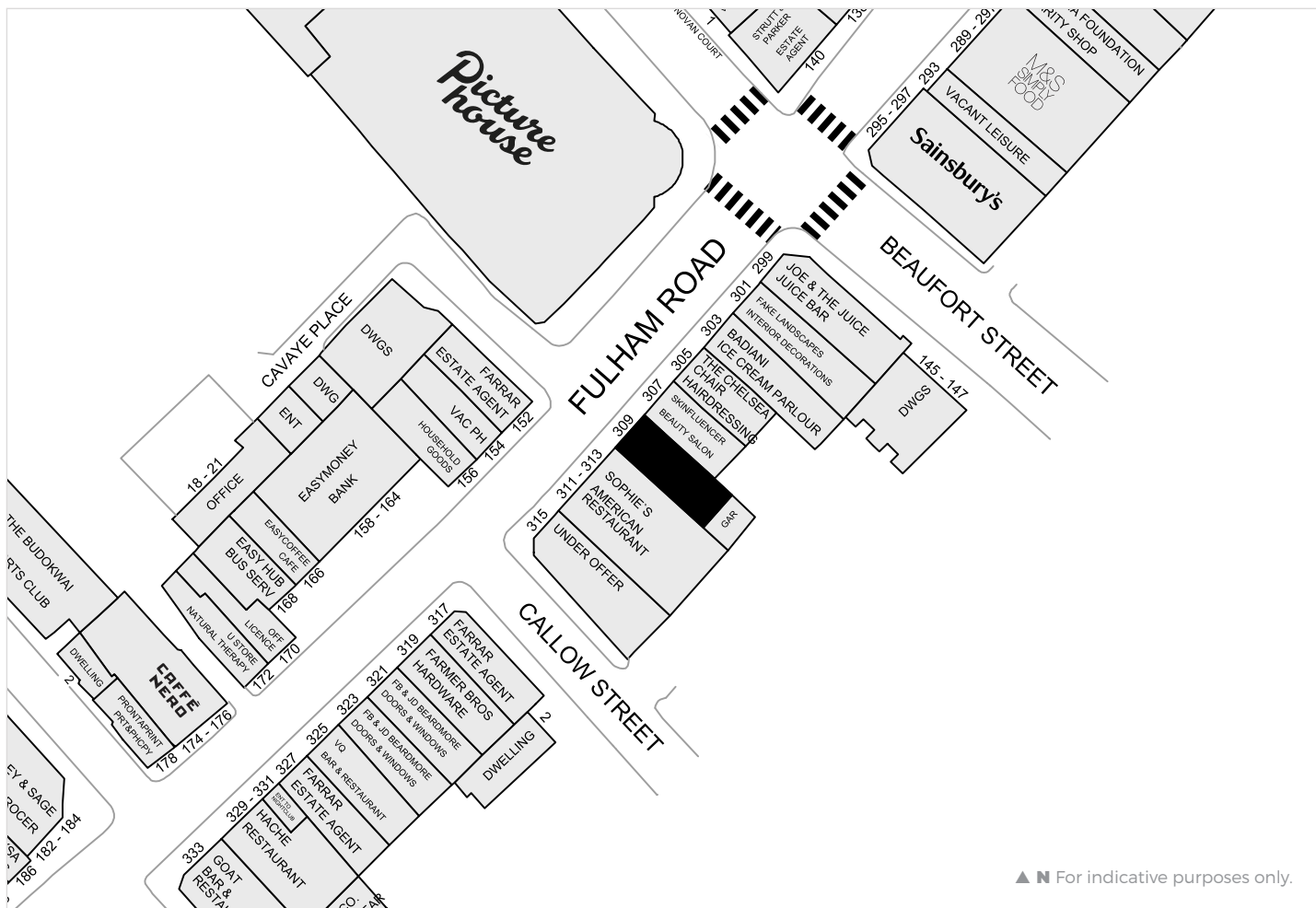

FULHAM

309 FULHAM ROAD SW10



WELL-FITTED CLASS E SHOP
LEASE AVAILABLE



▲ ■ For indicative purposes only.

LOCATION

The premises are located on the south side of Fulham Road between the intersections with Callow Street and Beaufort Street opposite the Fulham Road Picturehouse. Nearby occupiers include Sophie's steakhouse, Le Creuset, Joe & the Juice, Gails, Oree and Bayley & Sage.

ACCOMMODATION

The shop is arranged on ground floor and basement floors providing the following approximate dimensions and floor areas:

Gross frontage	14ft 1ins	4.30m
Internal width (max)	13ft 3ins	4.03m
Ground floor	585 sq ft	54.43 sq m
Basement	658 sq ft	61.13 sq m
Total	1,243 sq ft	115.56 sq m

LEASE & RENT PASSING

The property is held on an existing lease which is contracted outside the Landlord & Tenant Act 1954 Part II expiring on 28 September 2027. The current rent passing is £62,496 per annum exclusive.

TERMS

Offers are invited for the benefit of this leasehold interest.

USE

The premises benefits from Class E use planning. Interested parties are advised to make their own enquiries to Chelsea Borough Planning Department.

RATES

The local rating authority has verbally advised that the property is currently assessed as follows:

Rateable Value £58,000

Interested parties should verify the above figures for themselves with the local authority or by referring to www.vo.gov.uk.

EPC

An EPC can be made available on request.

VIEWING

The onsite staff are unaware of the impending disposal therefore viewings are strictly by prior appointment with the sole retained agent:

Nick Furlong

020 7183 0584

nf@bcretail.co.uk

3rd Floor, 16 Ingestre Place

London W1F 0JJ

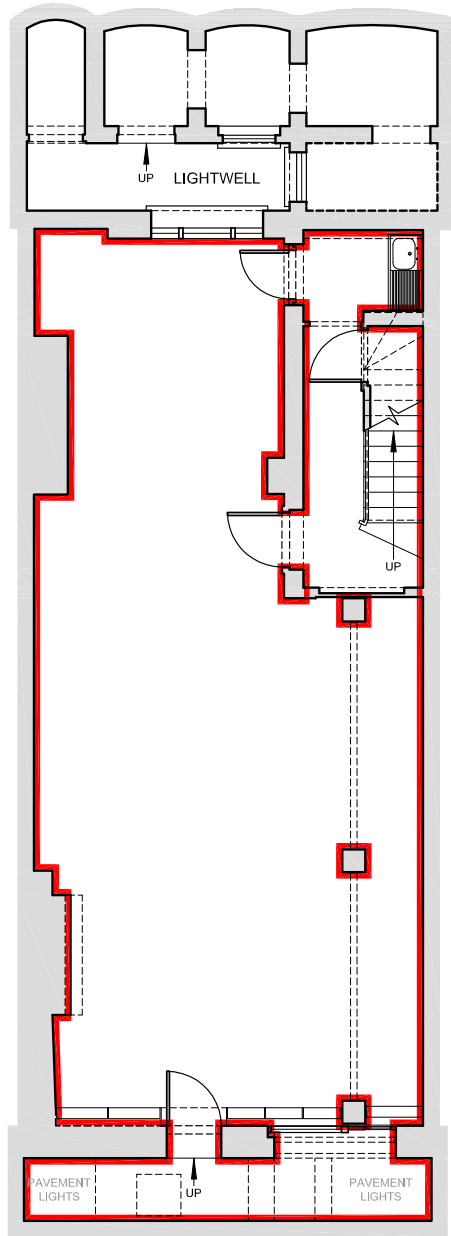
www.bcretail.co.uk



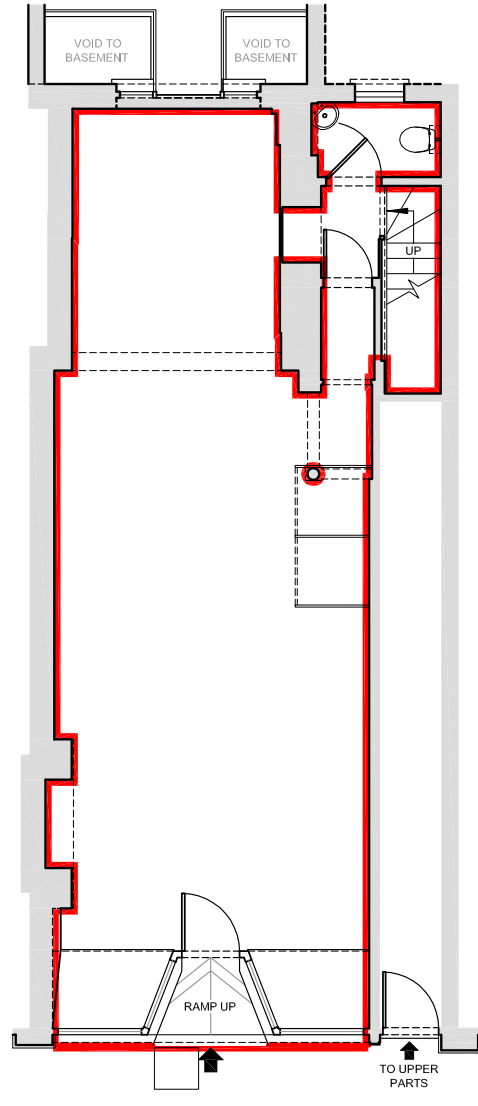
Misrepresentation Act: Whilst every care is taken in the preparation of these particulars BC Retail and the vendor / lessor take no responsibility for any error, mis-statements or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to this property.

SUBJECT TO CONTRACT 2022

FLOOR PLANS



BASEMENT



GROUND FLOOR

NOT TO SCALE.

Misrepresentation Act: Whilst every care is taken in the preparation of these particulars BC Retail and the vendor / lessor take no responsibility for any error, mis-statements or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to this property.

SUBJECT TO CONTRACT 2022