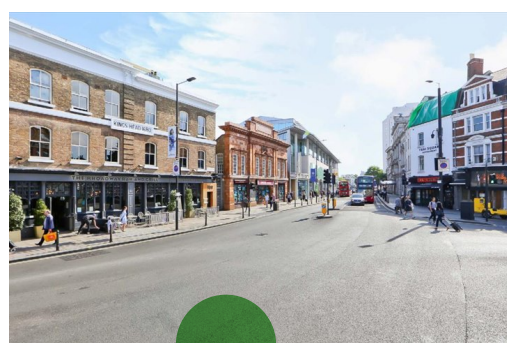
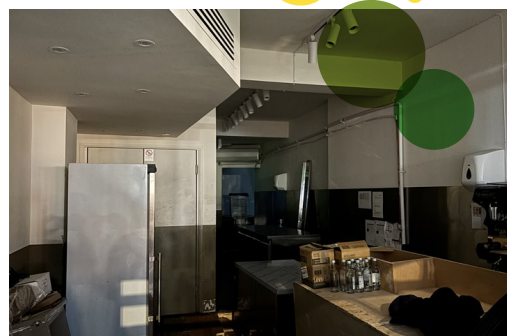


Prime shop to let.

Fulham, 218 Fulham Road.

SW10 9NB.



Fully fitted unit with extraction system.

Affluent West London catchment.

Prominent position directly opposite the Chelsea & Westminster Hospital.

Contact.

Callum Stephenson

callum.stephenson@gcw.co.uk
020 7647 4808

Archie Morriss

archie.morriss@gcw.co.uk
020 7647 4822

Location.

Occupying a prominent position, directly opposite the **Chelsea & Westminster Hospital**, in the heart of the Fulham Road, within walking distance of **Fulham Broadway, Earl's Court** and **South Kensington** stations.

Nearby occupiers include **Pret A Manger, Starbucks Coffee, Boots, Anytime Fitness** and **Pizza Express**.

Accommodation.

The premises comprise the following approximate dimensions and net internal area:

Gross Frontage	3.91 m	12 ft 10 in
Net Frontage	3.30 m	10 ft 10 in
Ground Floor	69.05 sq m	743 sq ft

Rent.

£52,500 per annum exclusive.

Business Rates.

Rateable Value £33,000

UBR (2024/25) 49.9p

Interested parties are advised to make enquiries with the Local Authority on 020 7361 2828

Lease Terms.

The premises are held by way of a 10-year lease expiring 22nd March 2033 inside the Landlord and Tenant Act, subject to a tenant break option and upwards-only open market rent review on 23rd March 2028.

Premium offers invited for the lease. A new lease may be available, subject to negotiation.

Energy Performance Certificate.

Band E. Report available on request.

Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract.

November 2024

**Fulham, 218 Fulham Road.
SW10 9NB.**



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