



## 154 Fulham Road, London SW10 9PR

TO  
LET

213  
Sq Ft

£27,500  
Per annum excl.

Uses Considered:  
**MOST USES CONSIDERED**

### Description

The property comprises a newly refurbished ground floor commercial unit on a bustling parade in the affluent Fulham Road.

Available on a new lease, the property has high ceilings and among others, the space is perfect for a retailer, office, treatment room, medical therapy or fitness studio.

Most uses will be considered although there is no option for full extraction cooking, and a late night bar is not suitable.

### Use Class

We understand the property currently has E use. Other uses may be considered subject to terms being agreed, landlord's consent and relevant planning permissions.

### Rent

£27,500 per annum exclusive

### Tenure

The property is available by way of a new lease. Terms to be agreed subject to contract.

Lease Start Date: ASAP  
Lease End Date: Negotiable  
Next Rent Review: Negotiable  
Break Clause: Negotiable

### EPC

TBC

### VAT

TBC

### Local Authority

Kensington & Chelsea

### LTA 1954

Negotiable

### Utilities

Single Phase Electricity

### Accommodation

Floor	Sq M	Sq FT
Ground:	19.83	213
Basement:	0.00	0
<b>Total (GIA):</b>	<b>19.83</b>	<b>213</b>

### Outside Space

None

**\*Floor Plan Available\***

### Business Rates

Rateable Value: TBC  
Rates Payable (24/25): TBC pa\*

\*Rates Payable may include small business rates, retail and leisure relief or transitional relief.

Parties must make their own enquiries to ensure this is correct.

# Evans Pearson

Chartered Surveyors

Contact:

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james@evanspearson.co.uk  
020 7819 2380

1 Princes Close  
Clapham Old Town  
London  
SW4 0LG

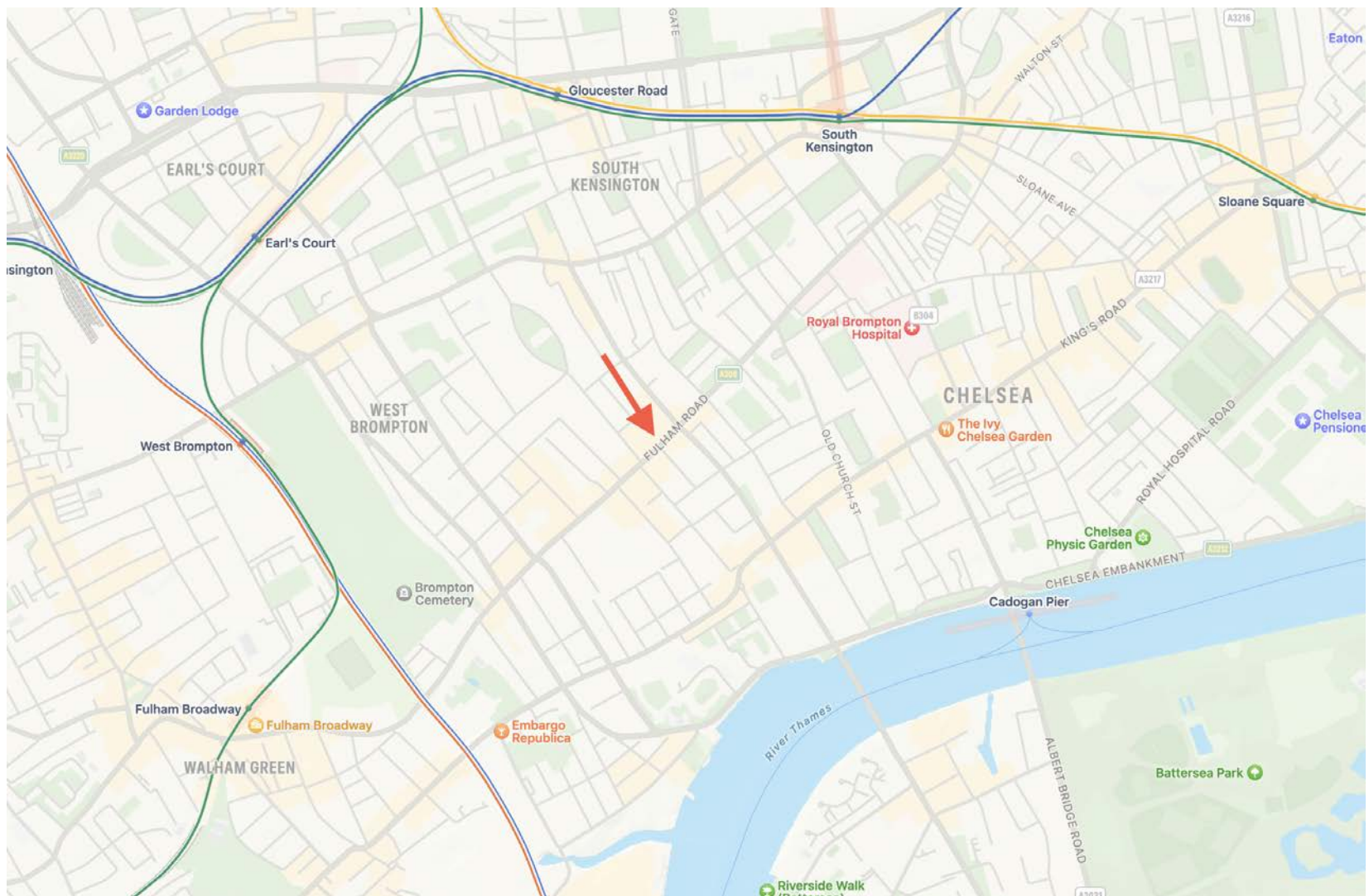
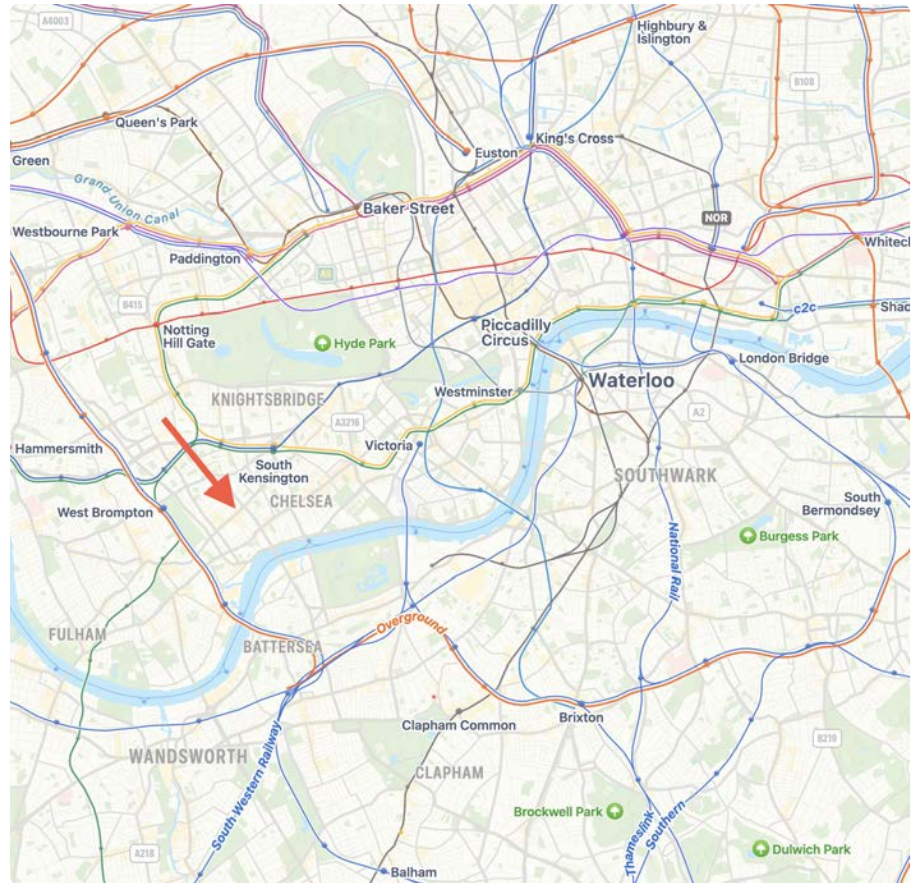
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## Location

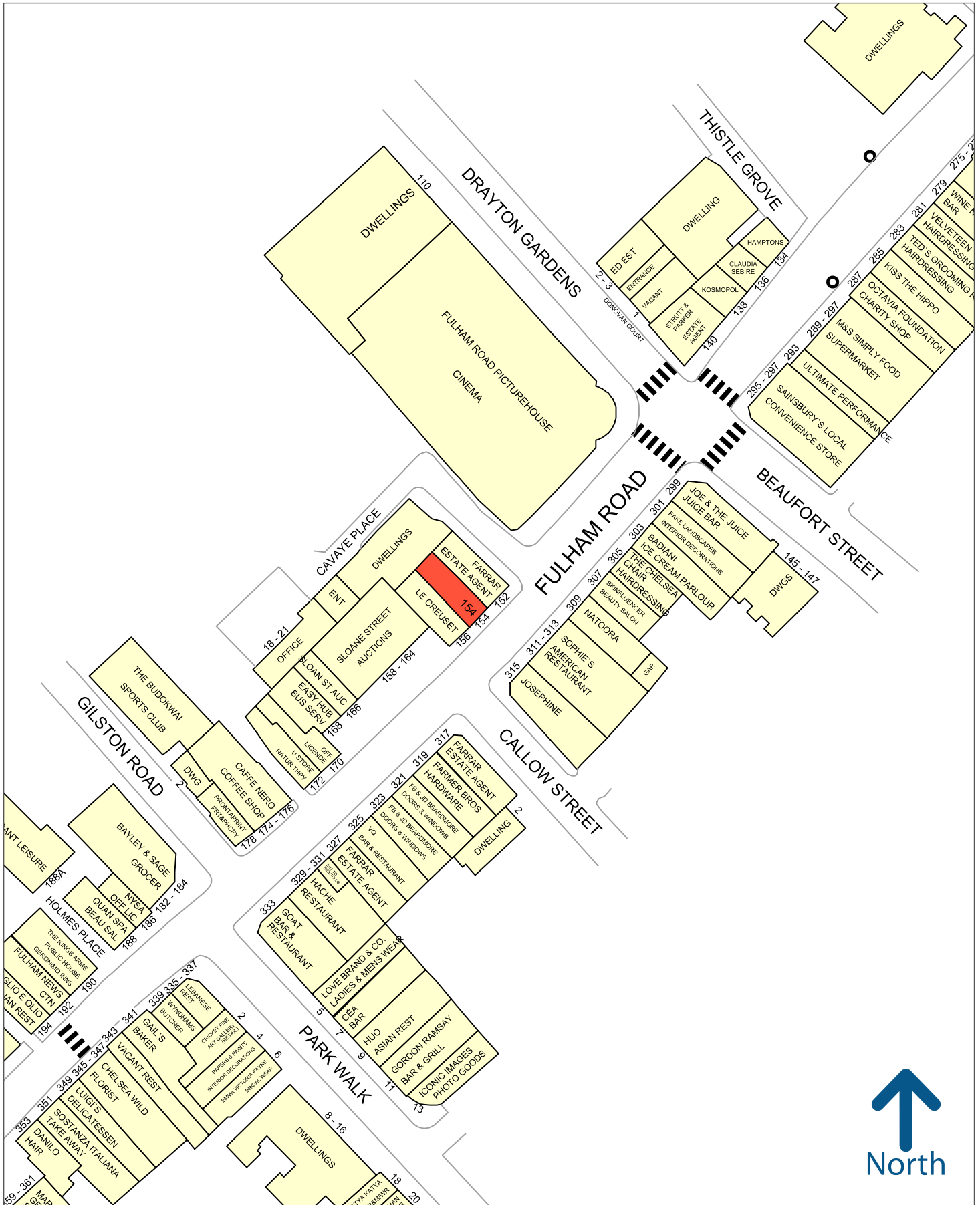
The Property is located on the North West side of Fulham Road, close to the junction with Drayton Gardens and Beaufort Street.

Neighbours include Le Creuset, Joe & The Juice, Gails, Caffè Nero, Sainsburys Local, M&S, The Picture House Cinema, and the newly opened Josphine Restaurant.

South Kensington, West Brompton, Gloucester Road, and Earl's Court stations are all within a 15-20 minute walk, or short bus ride connecting you to the Piccadilly, District, Circle and Overground Lines.



These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.



50 metres

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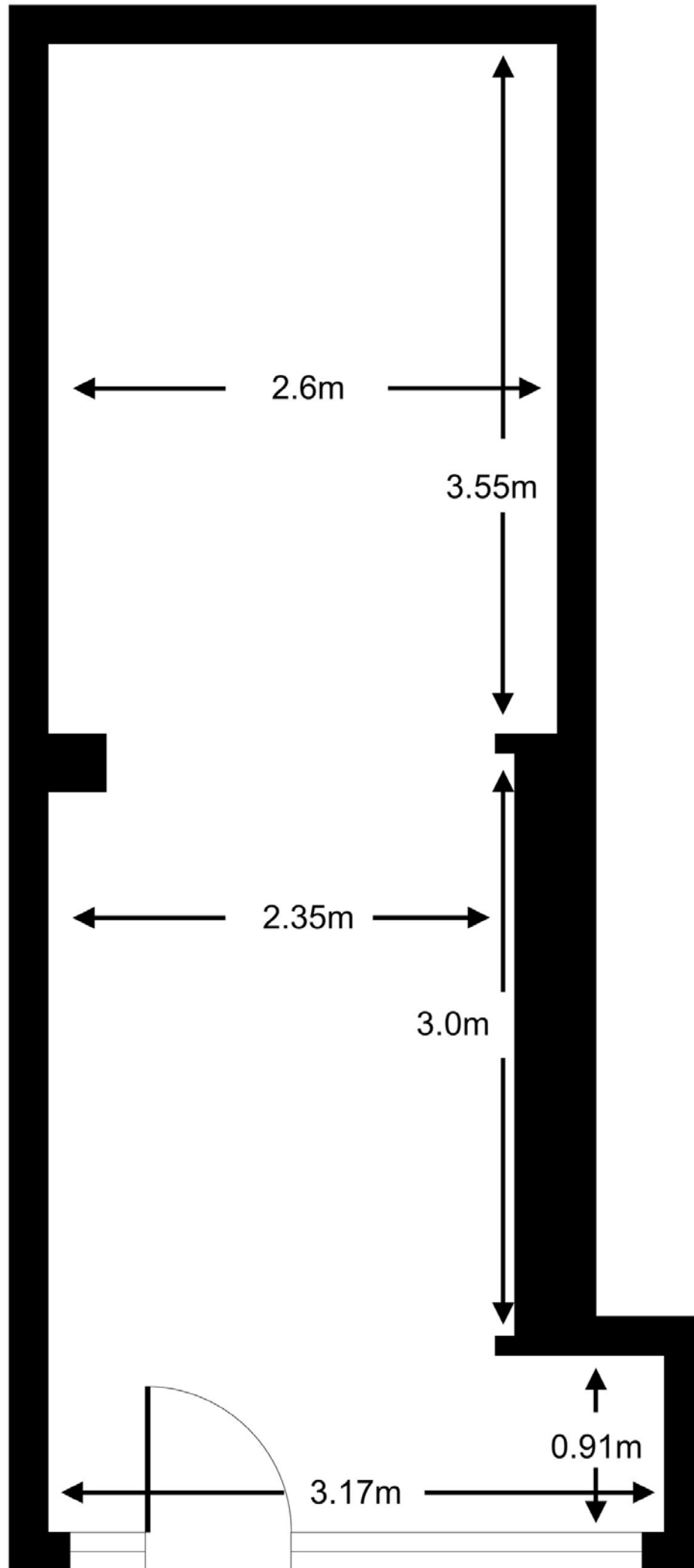
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*Evans Pearson*  
Chartered Surveyors

## Ground Floor

**Approx. Gross Internal Floor Area 213 sq. ft / 19.86 sq. m**

Floor plan shown is for guidance only and not to scale unless stated. Please check all measurements, dimensions and bearings before making decisions reliant on them.

Produced by Elements Property