



2 Fulham Road

London

PRIME LEASE FOR SALE (subject to relocation)

Rent

£375,000 per annum exclusive

VAT

All figures are quoted exclusive of VAT, if applicable.

Accommodation

Approximate net internal areas: :

Ground Floor	1,148 sq ft	106.65 sq m
Basement	993 sq ft	92.25 sq m
Total:	2,141 sq ft	198.9 sq m

(Interested parties are advised to verify these areas on site by prior appointment)

Premium

Offers invited.

Property Highlights

- Prime, flagship location
- Corner unit
- High footfall

Location

Located in a prime corner position on Fulham Road in the heart of South Kensington. The store sits on Brompton Cross, opposite Chanel, Joseph and Conran's iconic Bibendum restaurant.

Description

The property comprises a prime retail unit with sales accommodation on ground and basement levels.

Tenure

The property is available by way of assignment of the existing lease due to expire in June 2027.

Viewing: Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Newmark:

Subject to contract.

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NEWMARK

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Business Rates

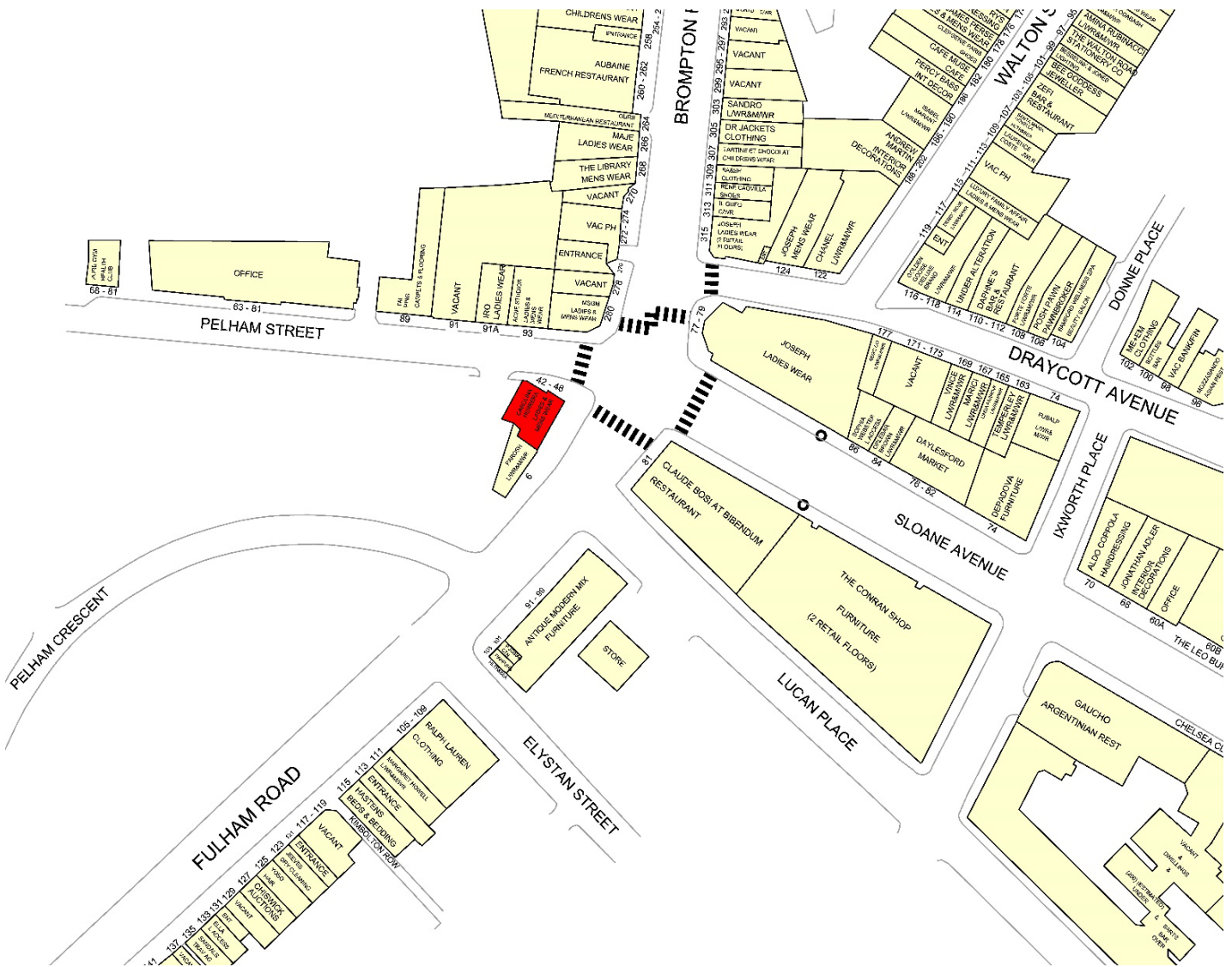
Rateable Value	£63,500
Rates Payable (21/22)	£32,512

Interested parties should make their own enquiries with Kensington & Chelsea Council (02073 612 828).

EPC

The Energy Performance Certificate for the unit is available upon request

Location Map



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