BROMPTON CROSS, SW3

81 FULHAM ROAD

LANDMARK STORE TO-LET

Available for the first time in 40 years

31,750 sq ft – 2 level trading store

LOCATION

Over **16.6** million people use South Kensington tube each year

50% of local residents in social grade AB, the highest affluence

150,000 local residents in the immediate catchment

37% of visitors in social grade AB, the highest affluence

Resident neighbourhood spend **+148%** vs London average

Average household income **£177K** the highest in London

A fabulous footprint next to one of London's most ***iconic*** buildings and at the heart of one of its most ***exclusive*** neighbourhoods.

Since 1911, the Michelin Building - which adjoins 81 Fulham Road - has been one of London's great landmarks: synonymous with ***style and flair***.

RICH IN HISTORY

The Michelin Building was originally the London headquarters of the eponymous tyre company, and had become something of a sleeping beauty until it was brilliantly reimagined in 1985 by the restaurateur/retailer **Sir Terence Conran** and the publisher **Paul Hamlyn**.

The building then became home to the legendary Bibendum restaurant and Hamlyn's Octopus Books while the adjoining 81 Fulham Road became the first Conran interior design store.

Today, the restaurant is run by the Michelin-starred chef, **Claude Bosi**, while the former Conran store awaits a new visionary to write the next chapter of this extraordinary property...

The Neighbourhood

BROMPTON CROSS

Packed with style, a melting pot of international cultures

Sitting at the borders of **Chelsea**, **South Kensington** and **Knightsbridge**, the inimitable neighbourhood of **Brompton Cross** has always had its own definable sense of style and luxury. A crucible of creativity and forward-thinking, it was London's first designated design district and is a place where people come together to share, enjoy and learn about culture, fashion and food.

High-class retailers within walking distance include designers such as **Chanel**, **Ralph Lauren** and **Temperley**. Neighbouring Walton Street is home to popular food and drink spots, such as **Jak's Bar**, **Daphne's**, **The Enterprise** and **Scallini**. Fulham Road is also surrounded by a number of picturesque brunch spots including **Jak's Cafe**, **Greenspeares** and **Amar Cafe Chelsea.**

DAYLESFORD ORGANIC

CHANEL

KX

BAMFORD WELLNESS SPA

RALPH LAUREN

YOUR NEIGHBOURS

daylesford	DAPHNE´S	CHANEL	fusalp	AUBAINE
CLAUDE BOSI	ME+EM	OKA	B&B ITALIA	RALPH LAUREN
LINDA FARROW	THE IVY CHELSEA GARDEN	MSGM	Jak's	bamford
JOSEPH	GOLDEN GOOSE	VINCE.	KX	ISABEL MARANT
CAROLINA HERRERA NEW YORK	VARDO	LINDA FARROW	ELYSTAN STREET	GIORGETTI

PROPERTY DETAILS

ACCOMODATION

The property is arranged over ground and basement floors of the following approximate GIA floor areas:

GROUND FLOOR SALES

13,777 sq ft

BASEMENT SALES / ANCILLARY

17,973 sq ft

TOTAL

31,750 sq ft

LEASE TERMS

The unit will be available on an FRI lease for a term to be agreed. The lease will be granted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

BUSINESS RATES

The store has a Rateable Value of £1,000,00 effective from April 2023 as published in the draft rating list.

Interested parties are advised to check with the valuation office for verification purposes.

USE & EPC

USE: Class E

EPC: Can be povided upon request

QUOTING RENT

Upon Application

SPECIFICATION

The unit will be let as seen

LISTING

Grade II Listed

COSTS

Each party to bear their own legal and professional costs

FLOOR PLAN
GROUND

GROUND FLOOR AREA:

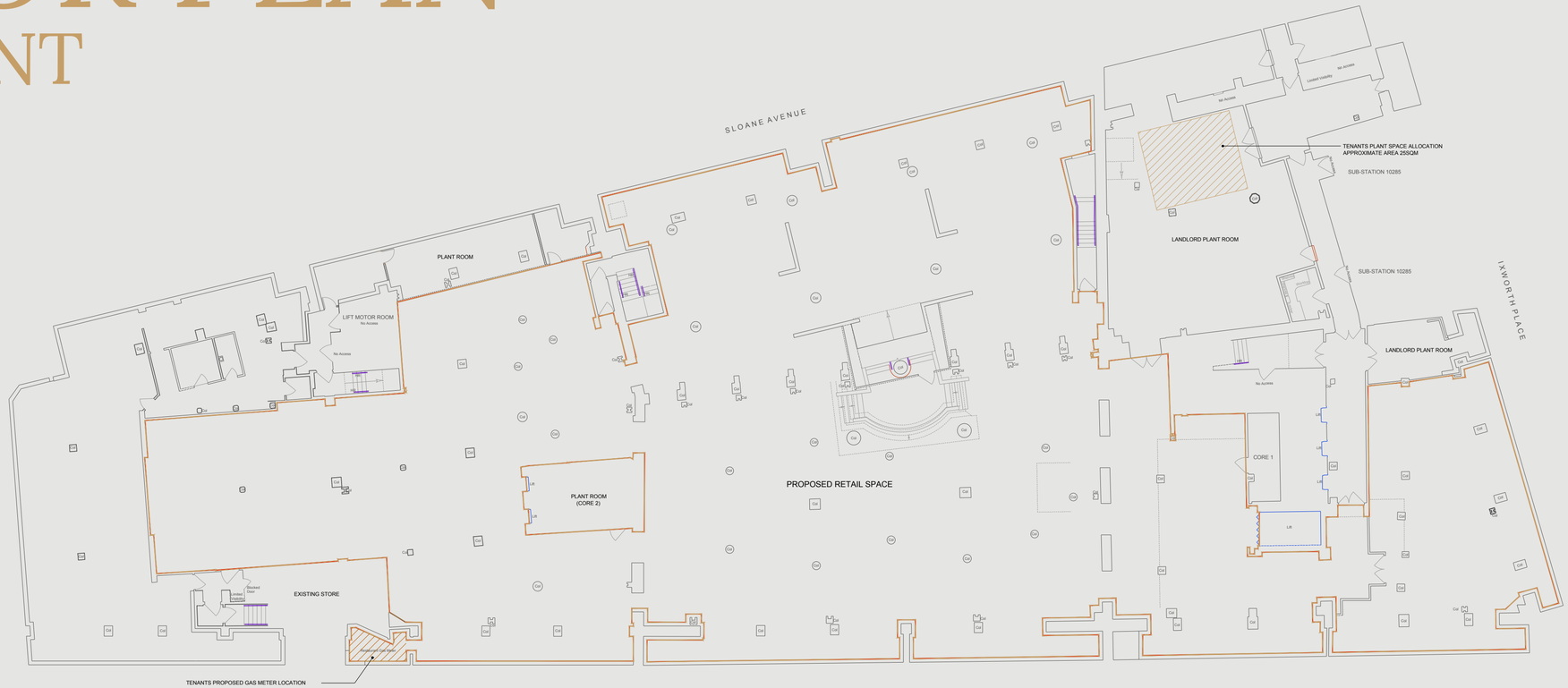
13,777 sq ft
1279.9 sq m

Click here to view
Matterport

FLOOR PLAN
BASEMENT

BASEMENT FLOOR AREA:

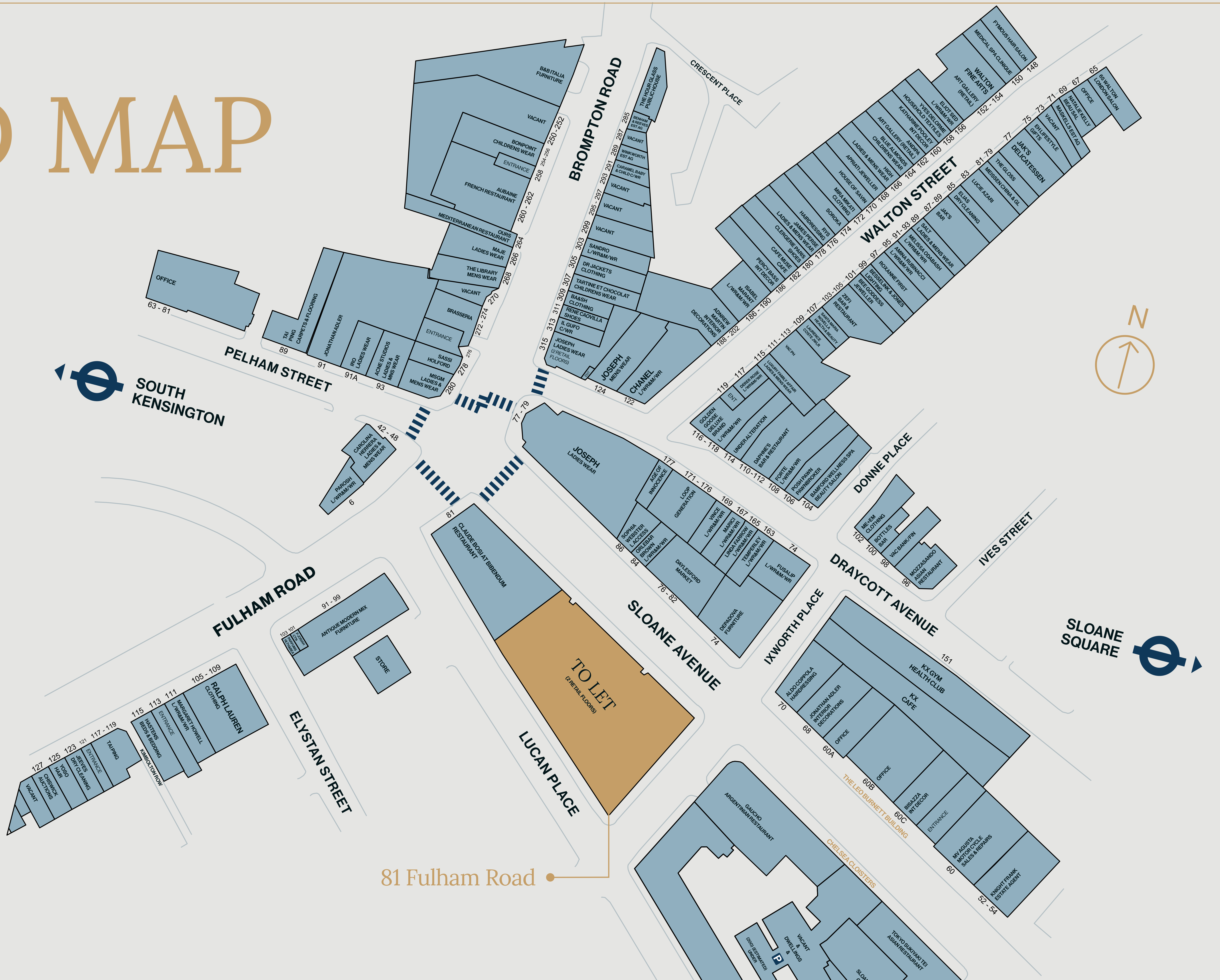
17,973 sq ft
1,670 sq m



N

Click here to view
Matterport

GOAD MAP


BROMPTON ROAD
CRESCENT PLACE
WALTON STREET
PELHAM STREET
SOUTH KENSINGTON
FULHAM ROAD
ELYSTAN STREET
LUCAN PLACE
SLOANE AVENUE
IXWORTH PLACE
DRAYCOTT AVENUE
DONNE PLACE
IVES STREET
SLOANE SQUARE
N
TO LET
JOSEPH
CHANEL
RALPH LAUREN
81 Fulham Road

CONTACT

Sara Simpson
sara.simpson@colliers.com
+44 20 7344 6849

Paul Souber
paul.souber@colliers.com
+44 20 7344 6870

Colliers

Misrepresentation Act, 1967. Colliers International act for themselves and for the vendors of this property whose agents they are, given notice that: these particulars do not form any part of any offer or contract; the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein; and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representations or warranty whatever in relation to this property. March 2023