



**MILES COMMERCIAL**  
SURVEYORS, LAND & PROPERTY CONSULTANTS

25 Ives Street  
Knightsbridge  
London SW3 2ND  
Tel : +44 (0)20 7581 9722

## RETAIL SHOWROOM TO LET

### 2 POND PLACE, LONDON SW3

#### Location

The unique Victorian building is located on the west side of Pond Place, close to the rear of Theo Fennell. The area is well known for its luxury interior design brands and high-end fashion boutiques.

Nearby retailers include OKA, Oro Bianco, Poltrona Frau, Amanda Wakeley, Phillipa Lepley, Butler & Wilson, Ralph Lauren, Vilebrequin and Lavender Green.

#### Accommodation

The unit is arranged as a ground floor lock up shop with a spacious sales area, a generous floor to ceiling height and attractive arched glass windows.

The approximate net internal area is as follows:

Ground floor      805 sq.ft      74.79 sq.m

#### Lease

Available on a new FRI lease for a term to be agreed. The lease is to be contracting outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 part II (as amended)



#### Rent

£70,000 per annum exclusive

#### Rates

Interested parties are advised to make their own enquiries with the relevant local authority.

#### Timing

Immediately Available.

#### EPC

Available on request

#### Legal Costs

Each party to bear their own

#### Viewings

Strictly by appointment through sole agents:

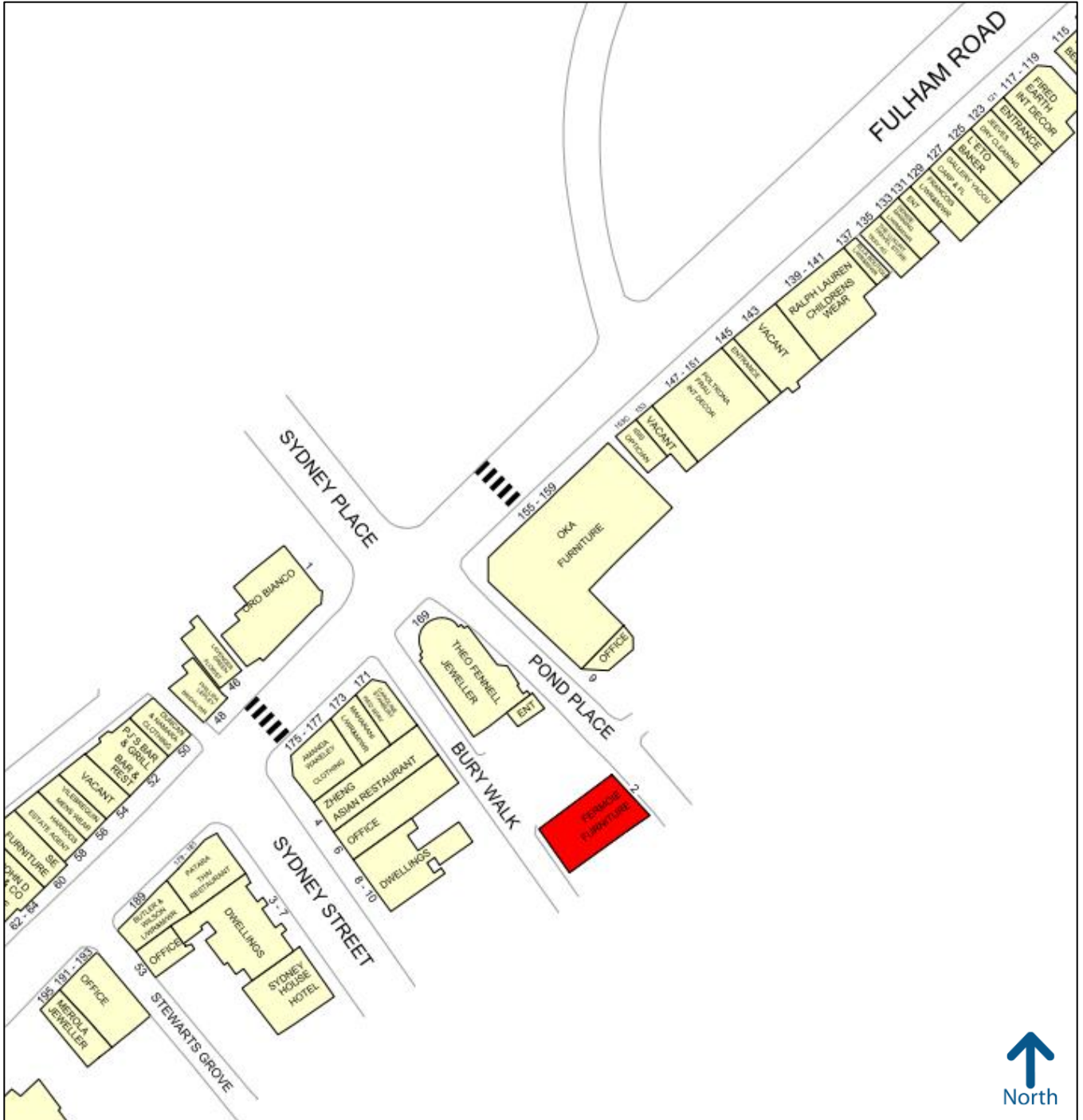
Ian Simpson  
T 020 7590 8957  
E [ian@milescommercial.co.uk](mailto:ian@milescommercial.co.uk)

Ross Crummey  
T 020 7581 9722  
E [ross@milescommercial.co.uk](mailto:ross@milescommercial.co.uk)

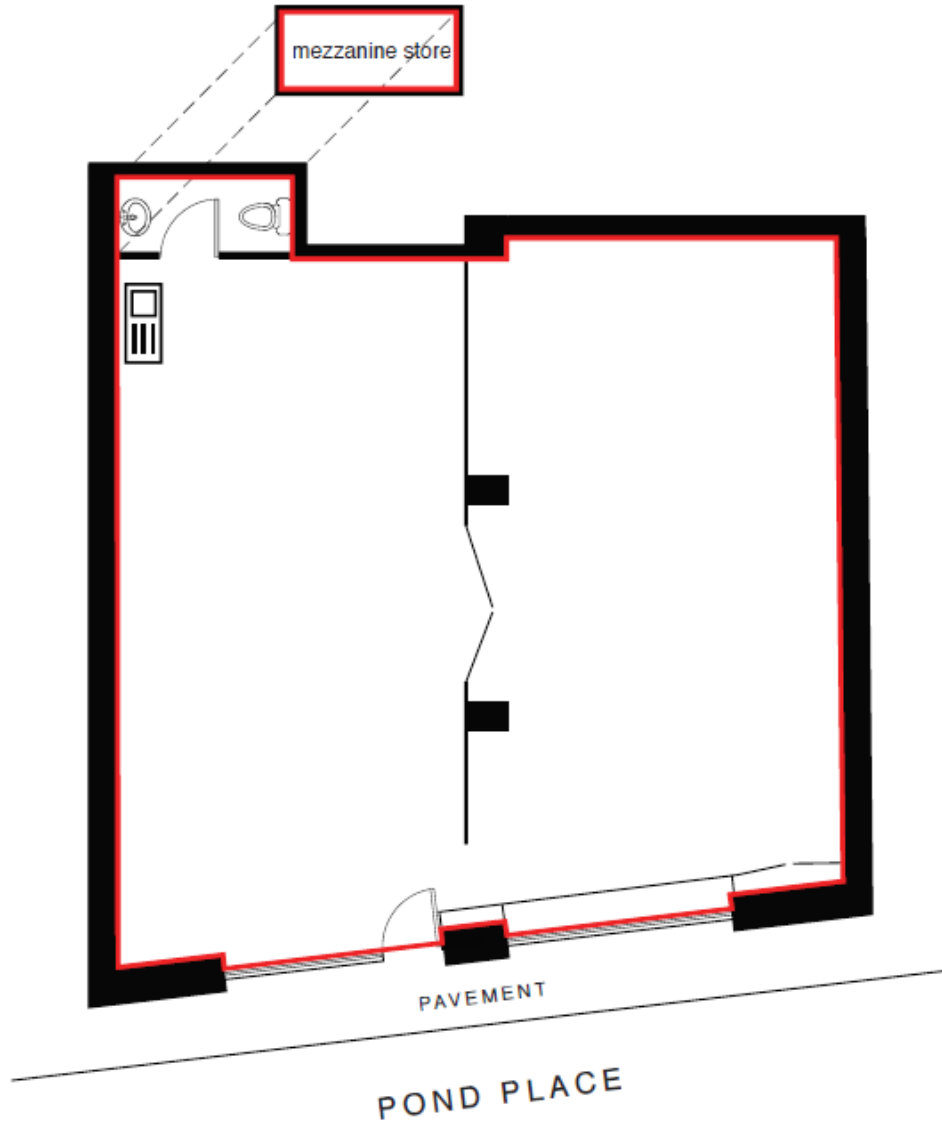


**MILES COMMERCIAL**  
SURVEYORS, LAND & PROPERTY CONSULTANTS

# Location Map



Floor plans for identification purposes only, not to scale.



For further information or to arrange a viewing please contact: -

**Ian Simpson**

T 020 7590 8957

E [ian@milescommercial.co.uk](mailto:ian@milescommercial.co.uk)

**Ross Crummey**

T 020 7581 9722

E [ross@milescommercial.co.uk](mailto:ross@milescommercial.co.uk)



**MILES COMMERCIAL**  
SURVEYORS, LAND & PROPERTY CONSULTANTS

Misrepresentation Act: Miles Commercial Limited for themselves and for the vendors or lessors of the property whose agents they are give notice that :i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an order or contract; ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Miles Commercial Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

Miles Commercial Limited trading as Miles Commercial, registered in England at NatWest Bank Chambers, 55 Station Road, New Milton, Hampshire BH25 6JA Company registration No:2591029

IS1117