



SHOP TO LET

23 Elystan Street LONDON SW3

Location

The property is situated on the south side of Elystan Street close to Chelsea Green, being centrally located between Kings Road, Fulham Road, Sloane Avenue and Sydney Street. The area benefits from a strong residential catchment. Nearby occupiers include Robinson Pelham, Haynes, Hanson & Clark, Allison Rodger, David Oliver, Hill House Interiors and Tom's Kitchen.

The shop is within walking distance of South Kensington and Sloane Square Underground Stations (Piccadilly, Circle & District Lines).

The approximate net internal areas are as follows:

Ground	559 sq ft	51.93 sq m
Basement	902 sq ft	83.80 sq m

Total **1,461 sq.ft** **135.73 sq m**

EPC

Available on request

Ian Simpson
D: 020 7590 8957
E: ian@milescommercial.co.uk

Duncan Good
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Lease

Available by way of assignment of the effective FRI lease expiring 28th April 2024 contracting outside the security of tenure provisions of the Landlord and Tenant Act 1954 part II (as amended). The lease is subject to a tenant only break 28th April 2020.

Passing Rent

£58,000 per annum exclusive

Premium

on application

Rates Payable

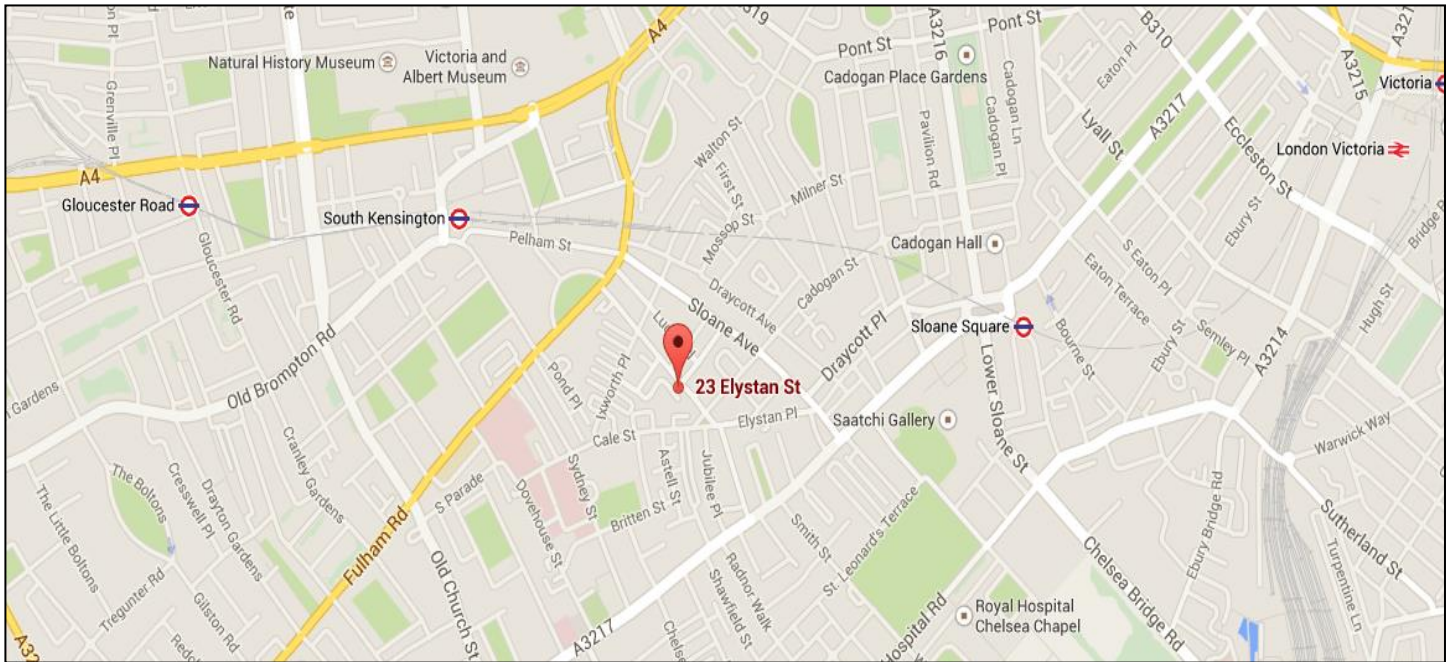
Interested parties are advised to make their own enquiries with the relevant local authority.

Legal Costs

Each party to bear their own



Location



source: google maps

For more information or to arrange a viewing please contact:

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MILES COMMERCIAL
SURVEYORS, LAND & PROPERTY CONSULTANTS

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