



PROMINENT CORNER SHOP TO LET

Units 1-3, 23a Smith Street London SW3



Location

The property is located on the north side of Smith Street, just off the King's Road. Opposite the unit is The Phoenix Pub and adjacent is Amela Beauty Salon.

Sloane Square and South Kensington Underground Stations are within close proximity (Piccadilly, Circle & District Lines).

Accommodation

The shop is arranged over ground floor and basement and benefits from an attractive return frontage.

The approximate net internal areas are as follows:

Ground floor	1,136 sq.ft	105.54 sq.m
Basement	549 sq.ft	51.00 sq.m

Total	1,685 sq.ft	156.54 sq.m
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Lease

A new effective FRI lease for a term of 10 years to be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954 part II (as amended), subject to an upward only rent review 5th anniversary of the term.

Ian Simpson

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Michael Hole

T 020 7581 9722

E michael@milescommercial.co.uk

Rent

£70,000 per annum exclusive

Rates

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

Timing

Immediate on completion of legal formalities

EPC

Available on request

Legal Costs

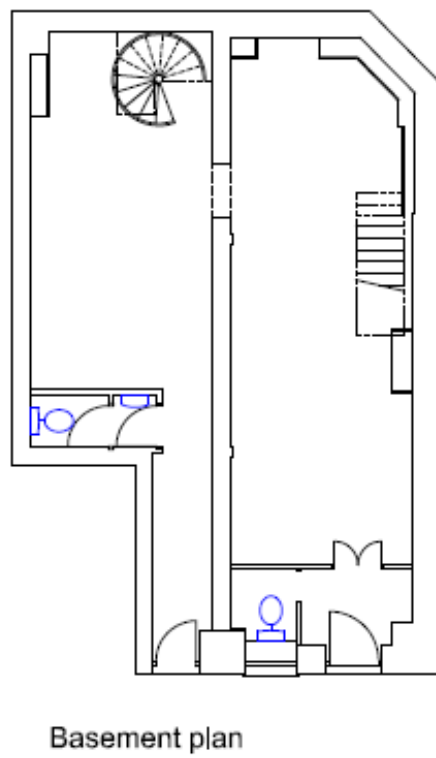
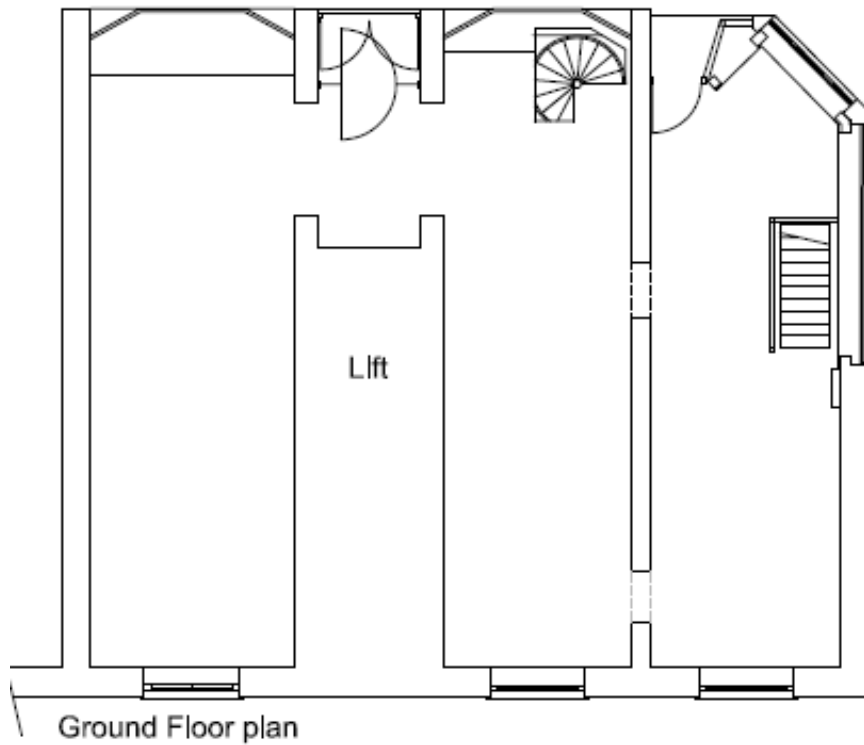
Each party to bear their own

Viewings

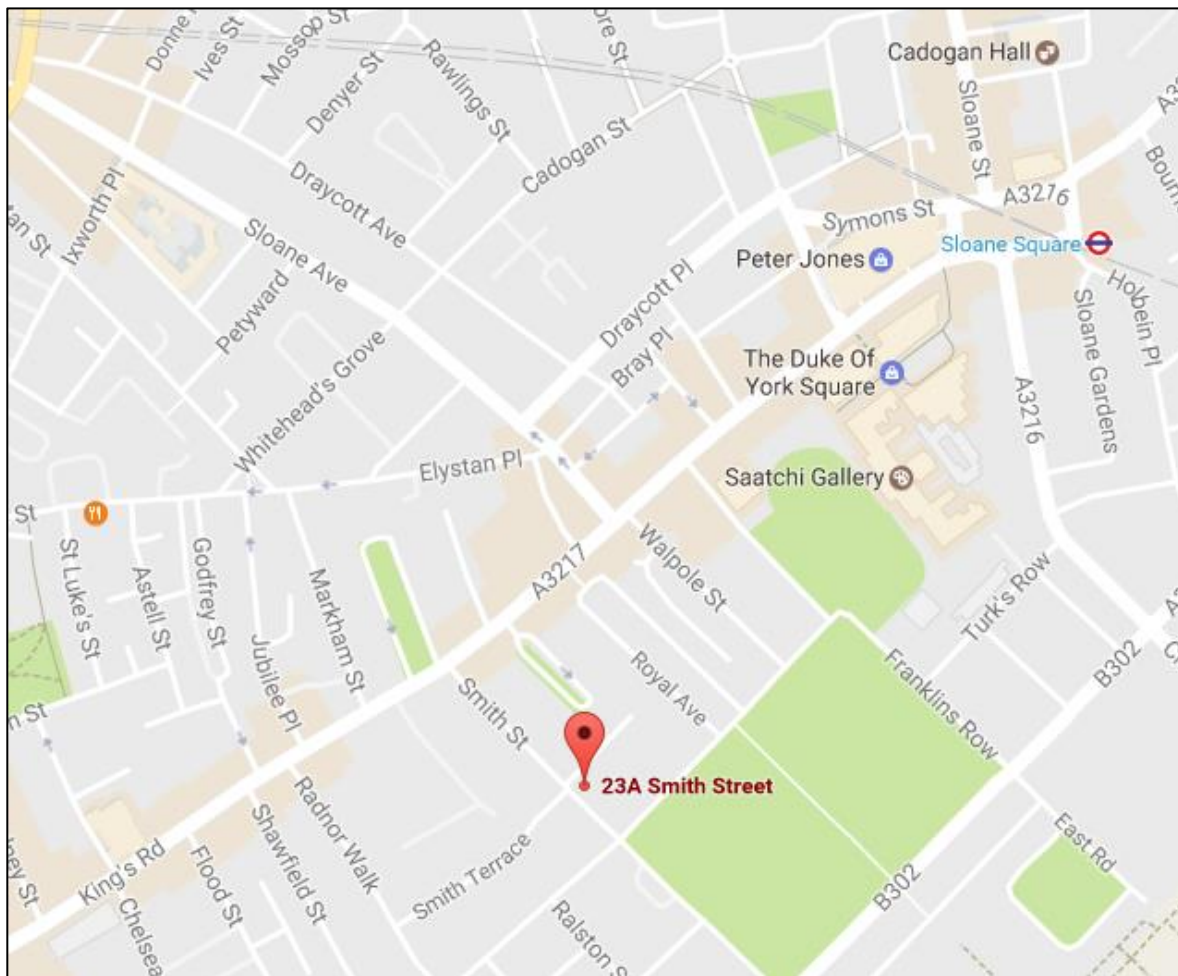
Strictly by appointment through sole agents:



Indicative Plans (not to scale)



Location



Source: Google Maps.

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

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MILES COMMERCIAL
SURVEYORS, LAND & PROPERTY CONSULTANTS

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