



## PROMINENT CORNER SHOP TO LET

### 25 WALTON STREET London SW3

#### Location

The property is located on the south side of Walton Street on a prominent corner position at the junction with Harker Street.

Nearby occupiers include Stephanie Hoppen, Louise Bradley, Chelsea Textiles, Scalini, The Enterprise, Jeroboams and WM Hawkes & Son.

South Kensington (District, Circle & Piccadilly lines) and Knightsbridge underground station (Piccadilly line) are within a short walk.

#### Accommodation

The shop is arranged over ground floor and basement and has good natural light throughout. The approximate net internal areas are as follows:

Ground floor:	608 sq.ft	56.48 sq.m
Basement	795 sq.ft	73.86 sq.m
<b>Total</b>	<b>1,403 sq.ft</b>	<b>130.34 sq.m</b>

#### Lease

To be a new effective full repairing and insuring lease for a term of 10 years contracted outside the Security of Tenure provisions of the Landlord & Tenant Act 1954 part II (as amended).

#### Timing

Immediately Available

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

Michael Hole  
T 020 7581 9722  
E [michael@milescommercial.co.uk](mailto:michael@milescommercial.co.uk)



#### Rent

£90,000 per annum exclusive

#### Rates

The draft rates payable for 2017 are £31,747.

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

#### EPC

Available on request

#### Legal Costs

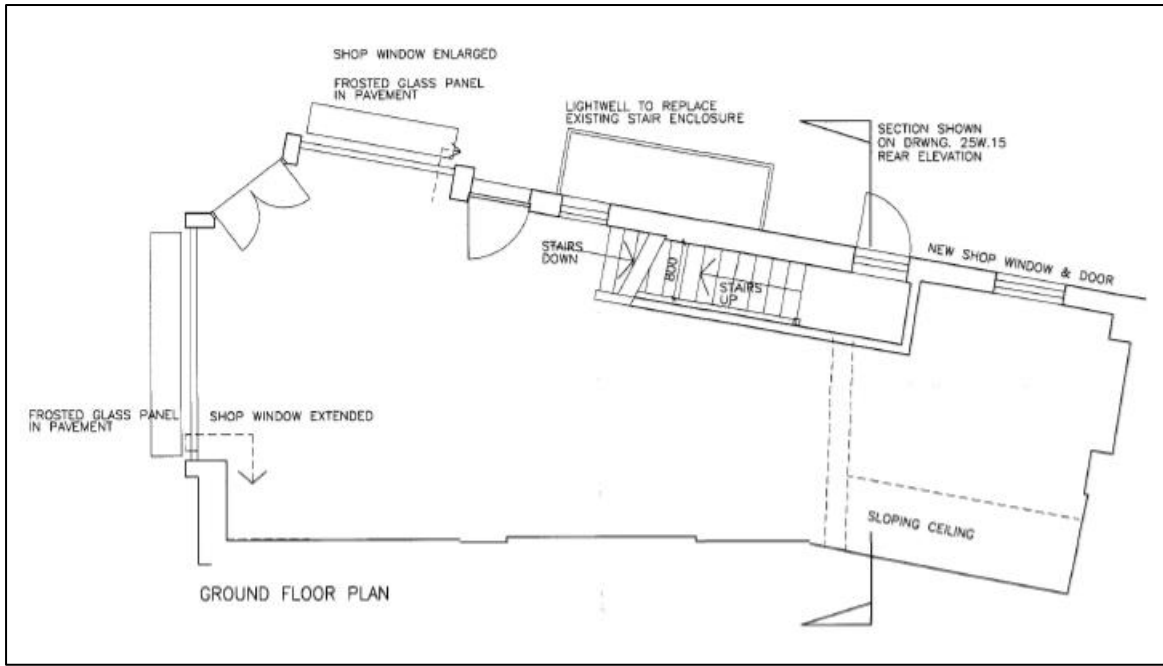
Each party to bear their own

#### Viewings

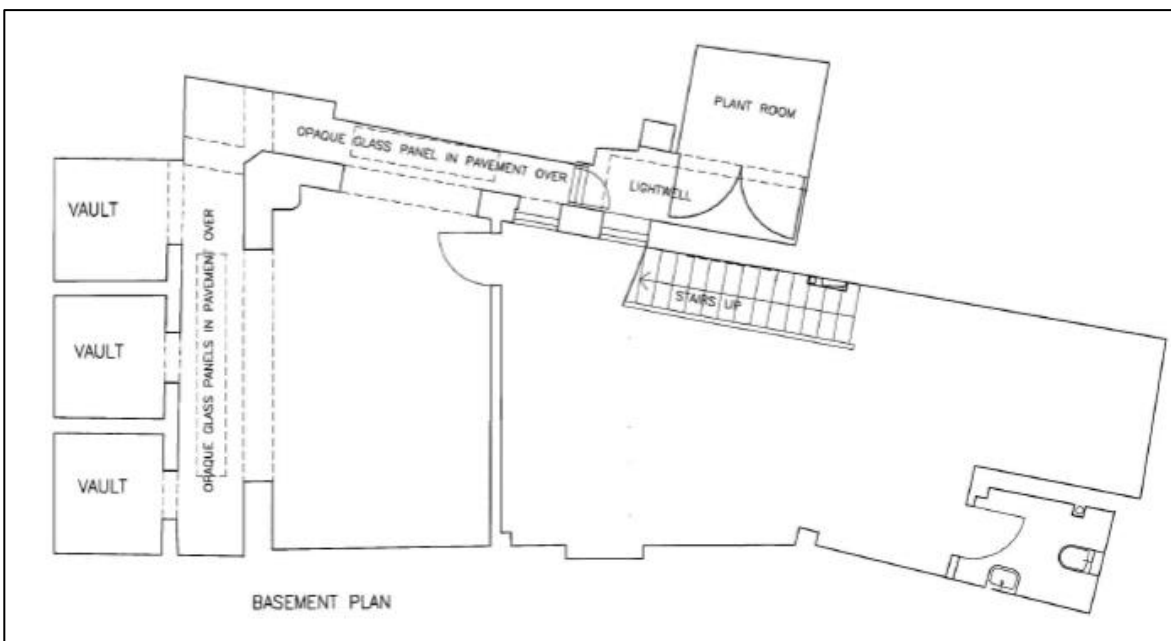
Strictly by appointment through sole agents:

# Indicative Plans

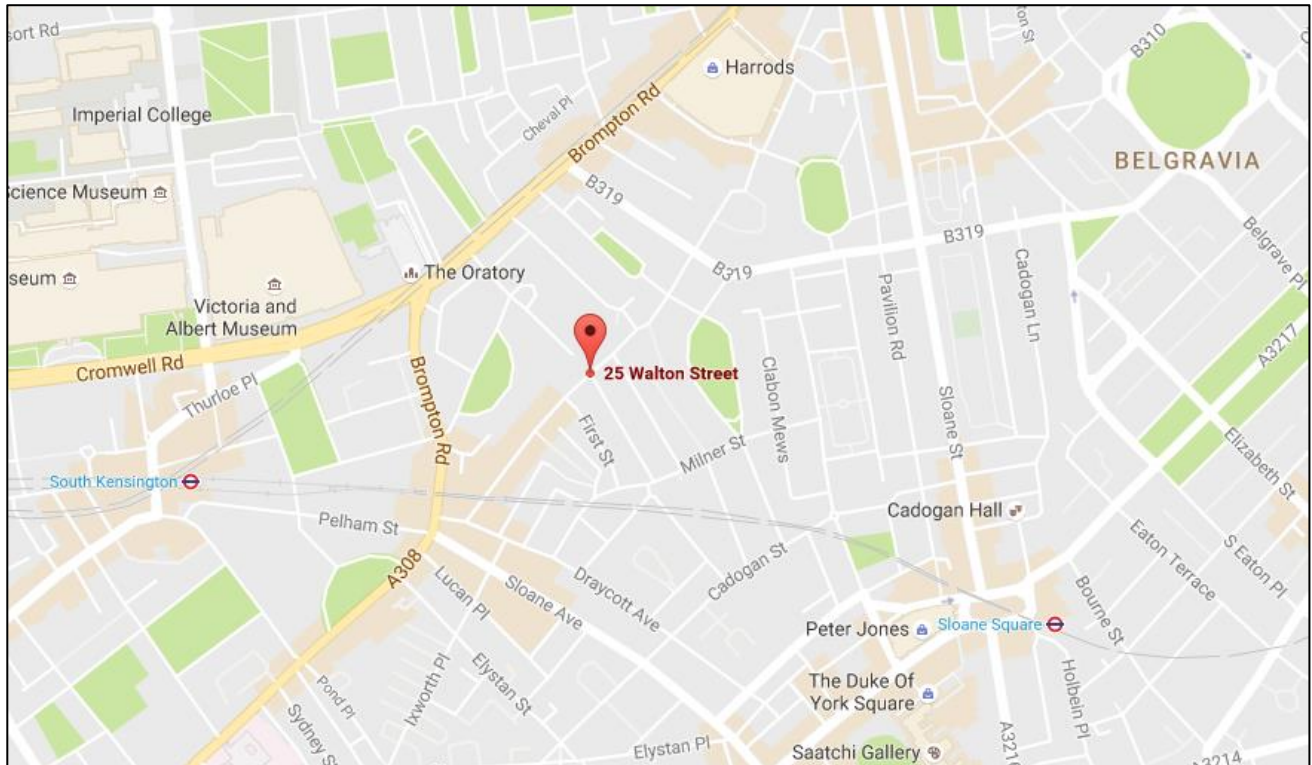
## Ground floor



## Basement



## LOCATION MAP



Source: google maps

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)

**Michael Hole**

T 020 7581 9722

E [michael@milescommercial.co.uk](mailto:michael@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

IS 1016