



Property Particulars

MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

25 Ives Street
Knightsbridge
London SW3 2ND
Tel : +44 (0)20 7581 9722
Fax : +44 (0)20 7584 2858

+44 (020) 7581 9722

RETAIL PREMISES TO LET

261 KINGS ROAD LONDON SW3

LOCATION

The shop is situated on the south side of the King's Road opposite Carlyle Square. Nearby retailers include Green and Stone, North Cote Gallery, the Chemist, Sigmar and the Designers Guild. The parade also includes restaurants such as Made in Italy and the increasingly popular Kurobuta London.

The area is well served by public transport being situated on numerous bus routes and within walking distance of Sloane Square and South Kensington Underground stations (Piccadilly, Circle and District lines).

DESCRIPTION

The shop premises are arranged over ground floor and basement.

The approximate net internal areas are as follows:

Ground floor	622 sq ft	57.79 sq m
Basement	695 sq ft	64.57 sq m

Total 1,317 sq ft 122.35 sq m

VIEWING

All inspections are to be arranged strictly by appointment through joint sole agents.



LEASE

A new effective full repairing and insuring lease, on standard Sloane Stanley Estate terms, subject to upward annual rent increases linked to the Retail Price Index for a term of 10 years to be contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954 part II (as amended)

RENT

£77,500 pax

RATES PAYABLE

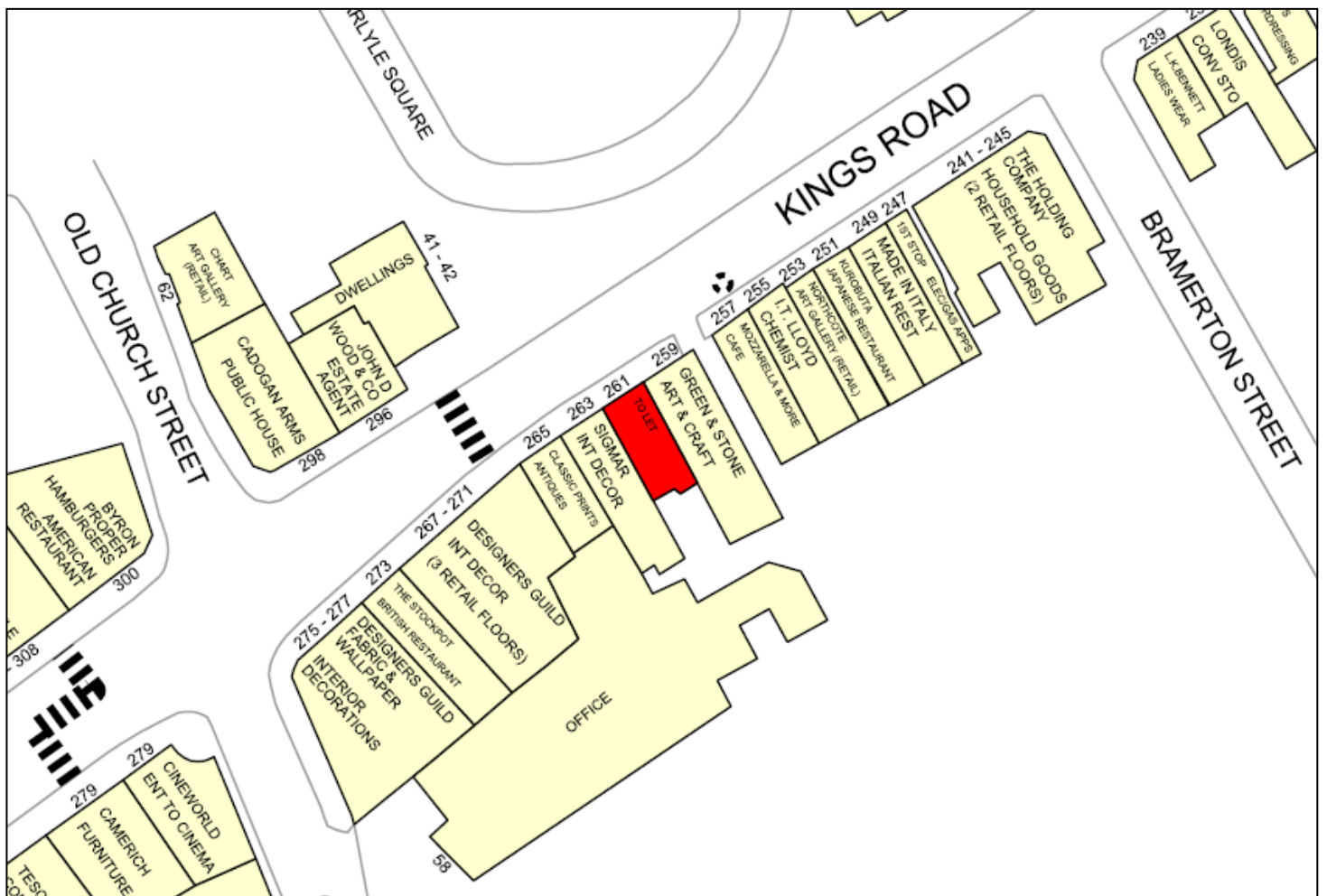
£39,658 (2014/2015).

LEGAL COSTS

Each party to bear their own legal costs.

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.

LOCATION



EPC Available on request.

Ian Simpson
020 7590 8957
ian@milescommercial.co.uk

Duncan Good
020 7581 9722
duncan@milescommercial.co.uk

Or our joint Agents – Shackleton - 0207 183 8571



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.