



Property Particulars

MITES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

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RETAIL PREMISES TO LET

3 Langton St LONDON SW10

LOCATION

The shop is situated on the west side of Langton Street, home to a number of niche retailers and the well renowned restaurant, La Famiglia.

Nearby retailers include Amanda Austin Flowers, Last Drop Wines, Appley Hoare Antiques, Offer Waterman & Co, Guy Goodfellow and Josephine Ryan.

DESCRIPTION

The shop premises are arranged over basement, ground and first floor.

The approximate net internal areas are as follows:

Ground Sales	390 sq ft	36.30 sq m
Basement Sales	337 sq ft	31.40 sq m
First Floor Store	354 sq ft	32.88 sq m
Vaults	108 sq ft	10.10 sq m
Total	1,189 sq ft	110.68 sq m

VIEWING

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



LEASE

The premises are held on a FRI lease for a term of 5 years commencing 24th June 2013, contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954 part II (as amended).

PASSING RENT

£47,500 pax

RATES PAYABLE

£6,005 (2014/2015). Interested parties are advised to make their own enquiries with the relevant local authority.

LEGAL COSTS

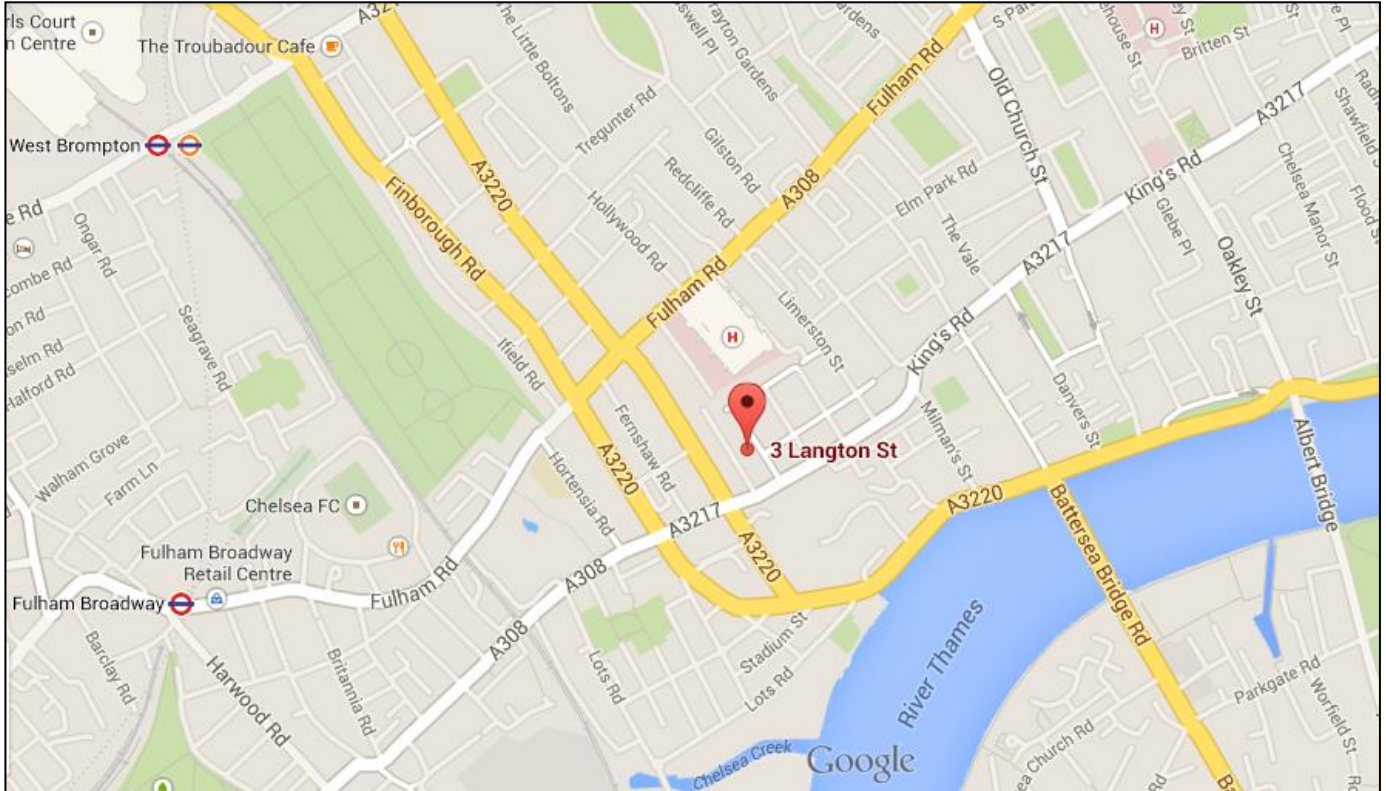
Each party to bear their own legal costs.

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.

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

Ref IS 0814

LOCATION



EPC

Available on request.

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Or through our joint agents Orme Retail:

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