



Property Particulars

MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

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RETAIL PREMISES TO LET

330 KINGS ROAD LONDON SW3

LOCATION

The shop is situated in a prominent position on the north side of the King's Road. Nearby retailers include Marilyn Moore, Brora, Baar & Bass, Peruvian Connection, Leny G, Osborne & Little, The Big Easy as well as the Bluebird Café.

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 basement, ground and 2 upper floors and in good condition.

The approximate net internal areas are as follows:

Basement	520 sq ft	48.31 sq m
Ground floor	840 sq ft	78.04 sq m
First Floor	474 sq ft	44.04 sq m
Second Floor	497 sq ft	46.17 sq m
Total	2,331 sq ft	216.56 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

£100,000 pax

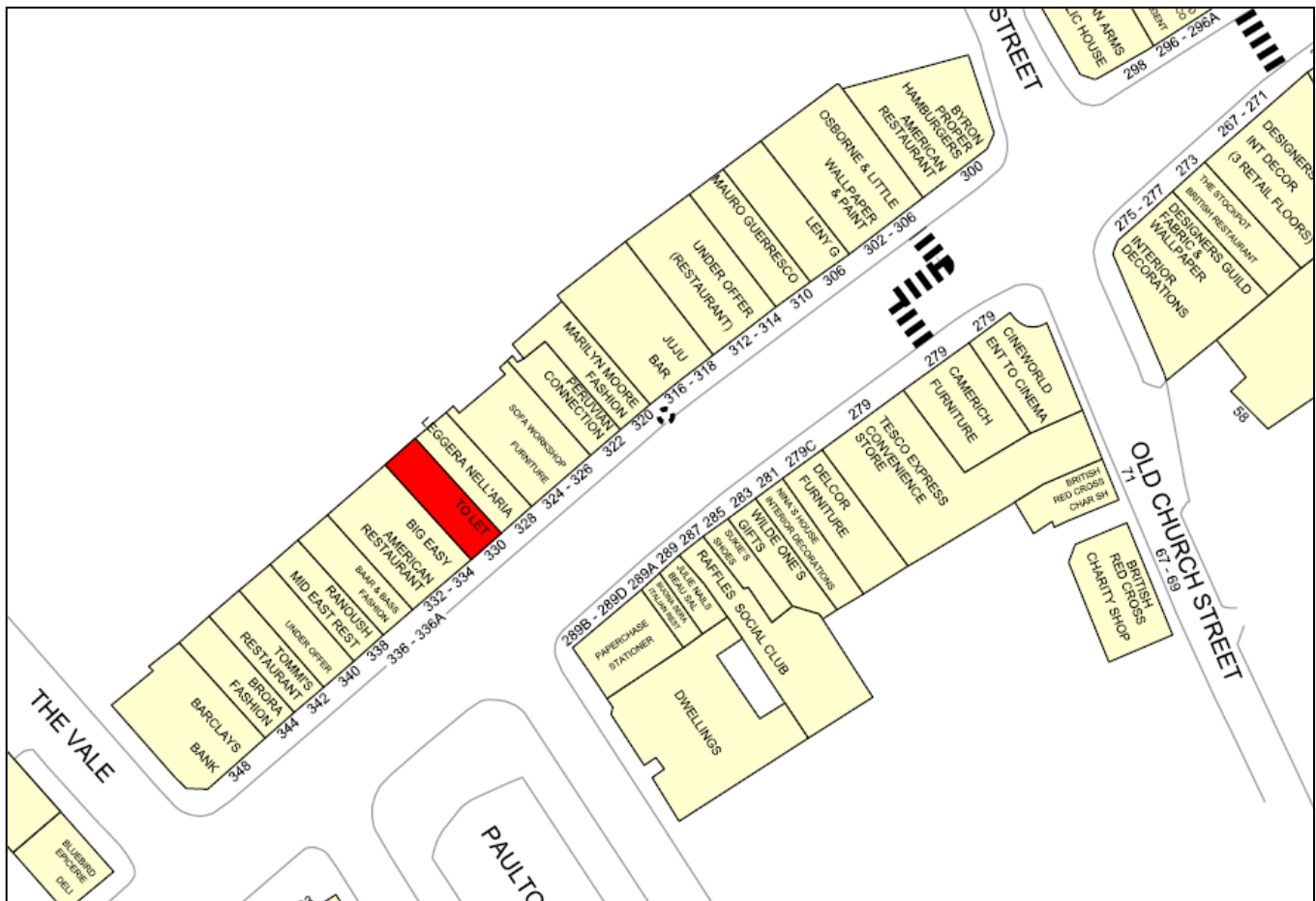
RATES PAYABLE

£48,192 (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.



EPC

Available on request.

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Or our joint Agents – Shackleton - 0207 183 8571

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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

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