



404 King's Road London SW10

Location

The property is situated in a prominent position on the West side of the Kings Road. Nearby occupiers include Eight Over Eight, Starbucks, Duck & Dry, King's Road Steakhouse & Grill, Triyoga, Juicebaby, The Organic Pharmacy and 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 premises are arranged over a ground floor and basement benefitting from a good floor to ceiling height.

The approximate net internal areas are as follows:

	SQ. FT	SQ.M
Basement	684	63.54
Ground	501	46.54
Total	1,185	110.08

EPC Available upon request



Lease

To be a new effective FRI lease for a term of 12 years contracting outside the security of tenure provisions of the Landlord and Tenant Act 1954 part II (as amended). The rent is subject to 4 yearly annual increases linked to RPI

Rent

£52,500 pax

Rates

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

Legal Costs

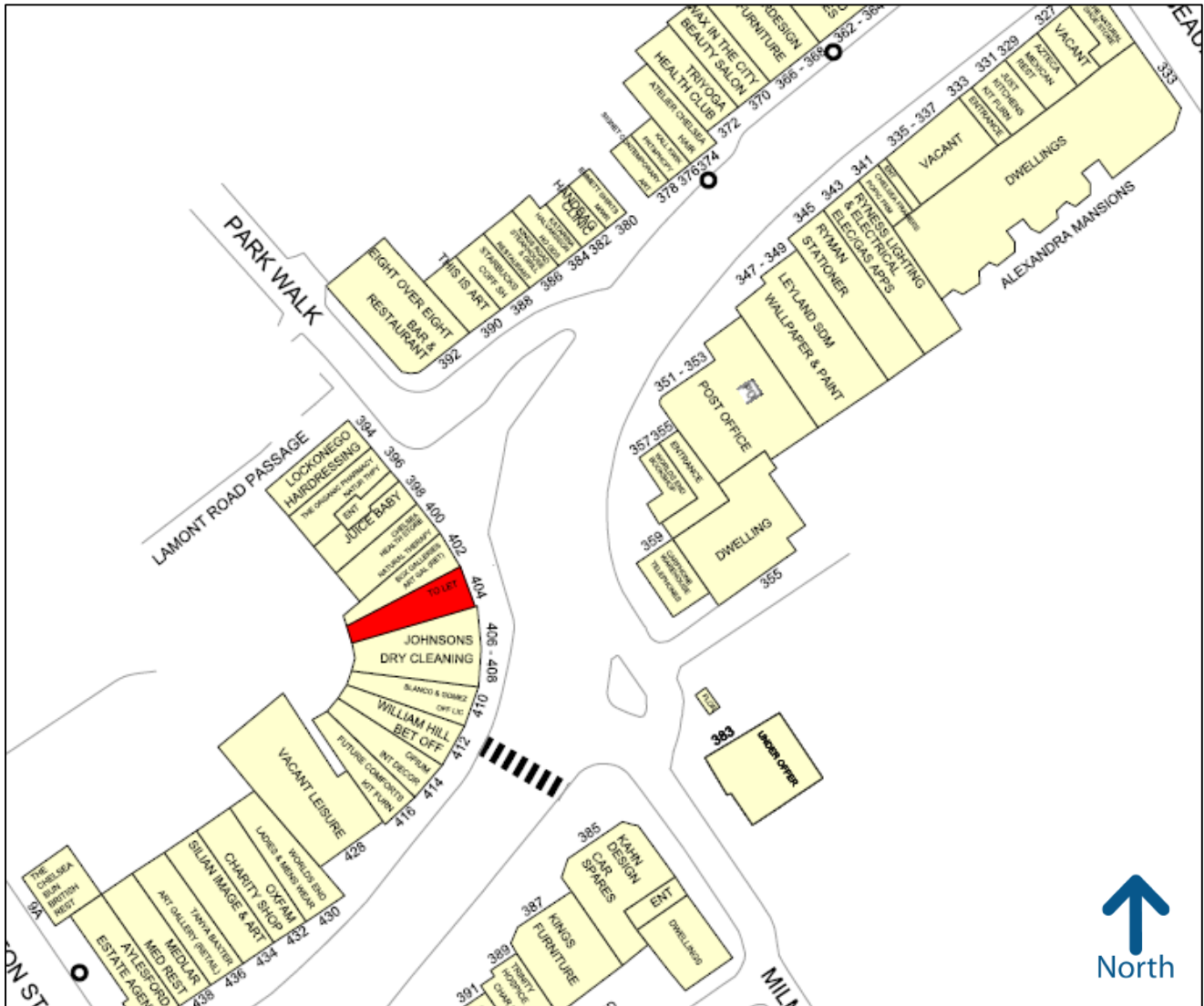
Each party to bear their own

Viewings

Staff are unaware. Viewings strictly by prior appointment through sole agents:




Location



Experian Goad Plan Created: 05/11/2015
 Created By: Miles Commercial

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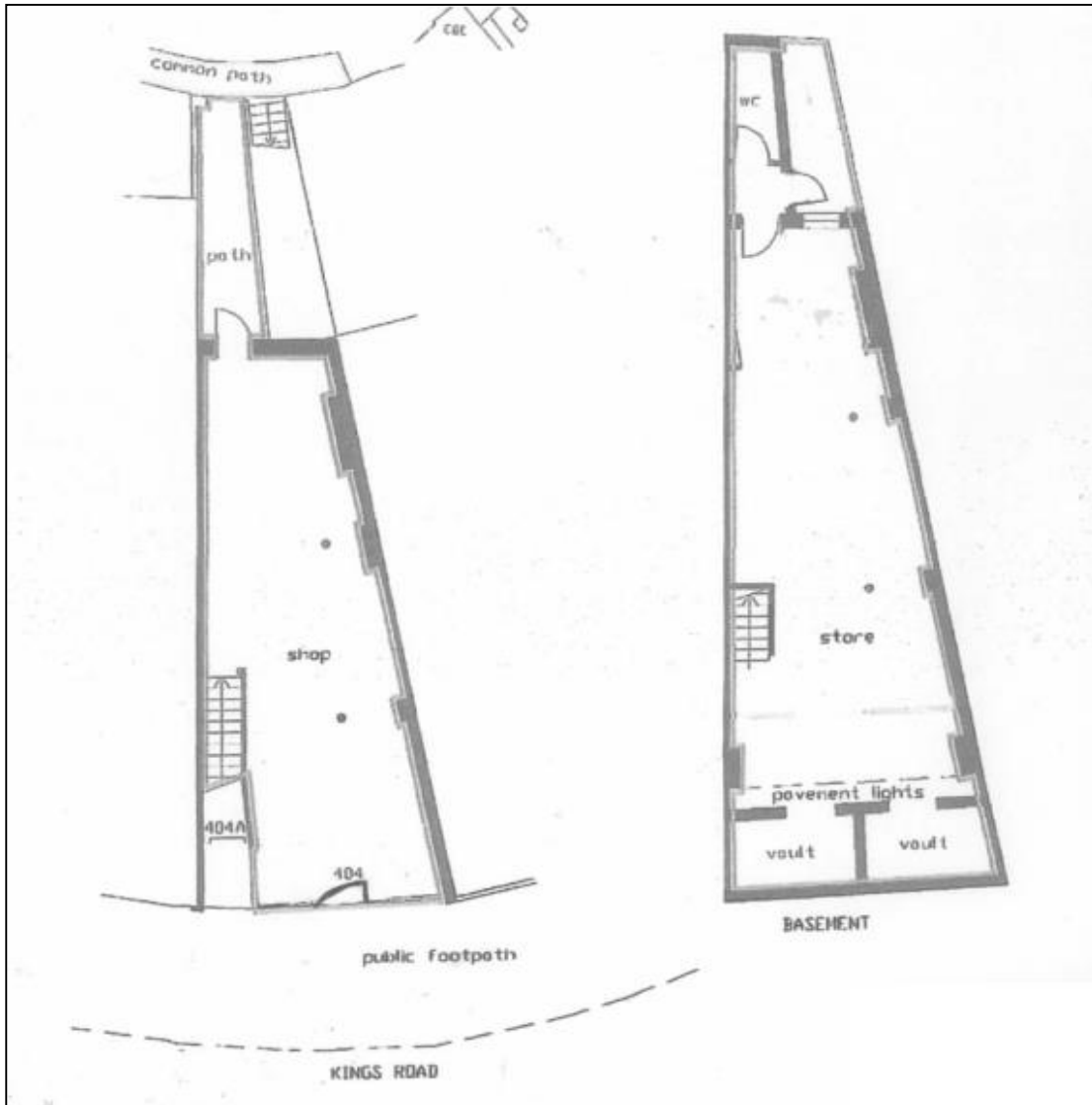
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Floor Plans – Indicative



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