



MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

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Property Particulars

+44 (020) 7581 9722

RETAIL PREMISES TO LET

**434 Kings Road
LONDON SW10**

A1 and A2 (subject to planning)

LOCATION

The property is situated on the north side of the Kings Road on west of the 'S' bend. Nearby occupiers include Tanya Baxter Gallery, Vivienne Westwood, Seven Oaks Sound & Vision, Aylesford and the popular Medlar restaurant.

The area is well served by public transport being situated on numerous bus routes and within a mile of Sloane Square and South Kensington Underground stations.

DESCRIPTION

The premises are arranged over ground floor and basement and benefitting from excellent natural light, good floor to ceiling height and a feature staircase to the front all set behind an attractive glazed shop front.

Approximate net internal areas are as follows:

Ground floor	46.45 sq.m	500 sq.ft
Basement (inc vaults)	66.05 sq.m	711 sq.ft
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Total	112.50 sq.m	1,211 sq.ft
Plus court yard	22.11 sq.m	238 sq.ft

Ian Simpson
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Duncan Good
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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).

RENT

£50,000 per annum exclusive

RATES PAYABLE

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

LEGAL COSTS

Each party to bear their own legal costs.

EPC

Available upon request

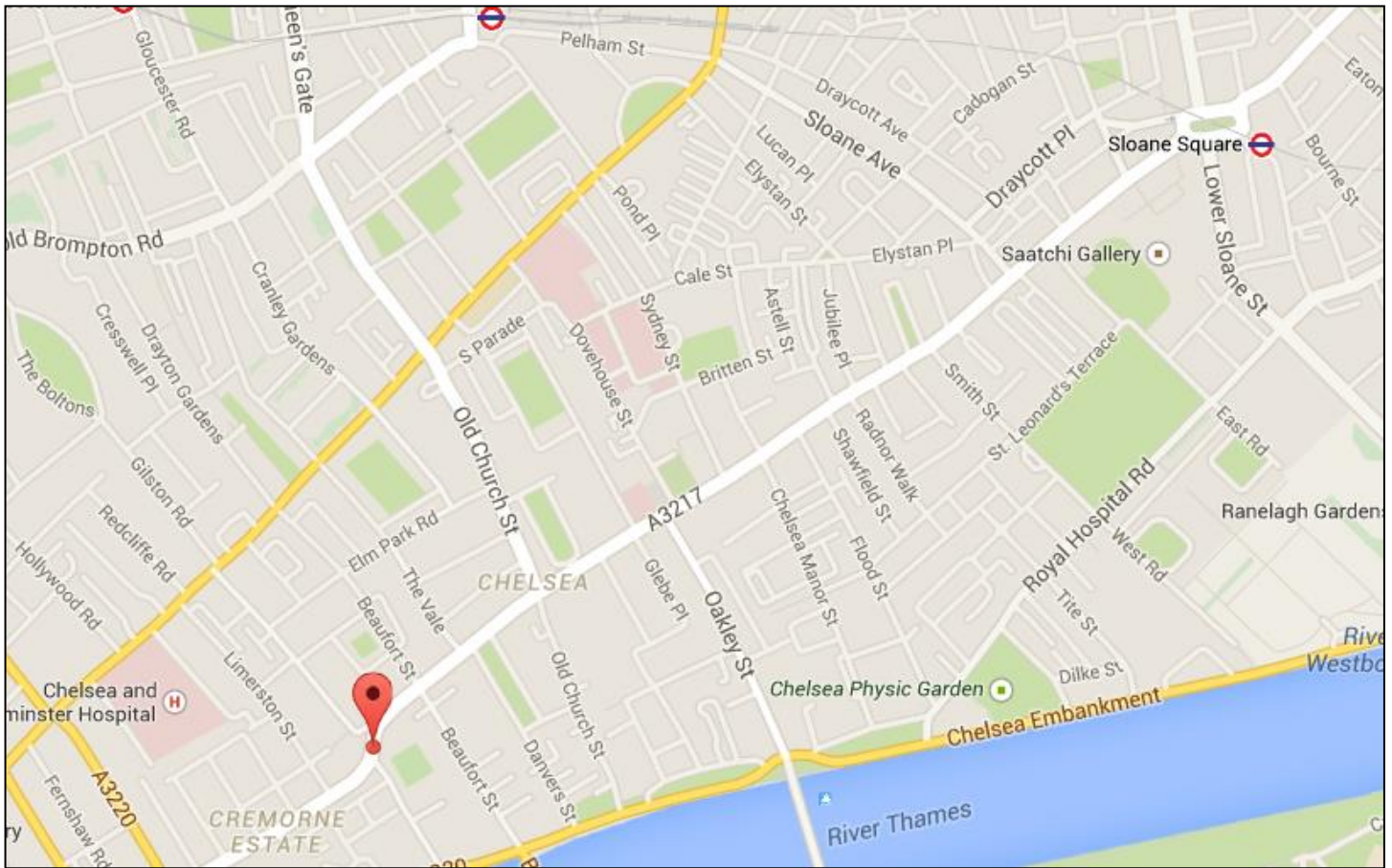
VIEWING

All inspections are to be arranged strictly by appointment through the sole agents:-



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LOCATION



Source: Google Maps.

For further information please contact:

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