



PROMINENT CORNER SHOP TO LET

8 Elystan Street LONDON SW3

Location

The shop has a prominent corner position and is situated on the north side of Elystan Street on Chelsea Green. The area is home to a number of independent retailers, boutiques and restaurants and benefits from a strong residential catchment. The area is well served by public transport with both Sloane Square and South Kensington Underground Stations within easy walking distance (Piccadilly, Circle & District Lines).

Nearby occupiers include JoJo Maman Bébé, Paxton & Whitfield, Andreas, Finns, Ancienne Ambiance, Astell Pharmacy, Real Hair, The Chelsea Fishmonger, Lucie Rydlova, Jones Lang LaSalle, John D Wood, Tom's Kitchen and Kiru.

The approximate net internal area is as follows:

Ground Floor	439 sq.ft	40.78 sq.m
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Michael Hole
T: 020 7581 9722
E: michael@milescommercial.co.uk



Or via our joint agent **Ian Harding** at Bowyer Bryce 020 8370 2536



Lease

A new effective FRI lease for a term of 10 years to be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954 part II (as amended), subject to an upward only rent review 5th anniversary of the term.

Rent

£55,000 per annum exclusive.

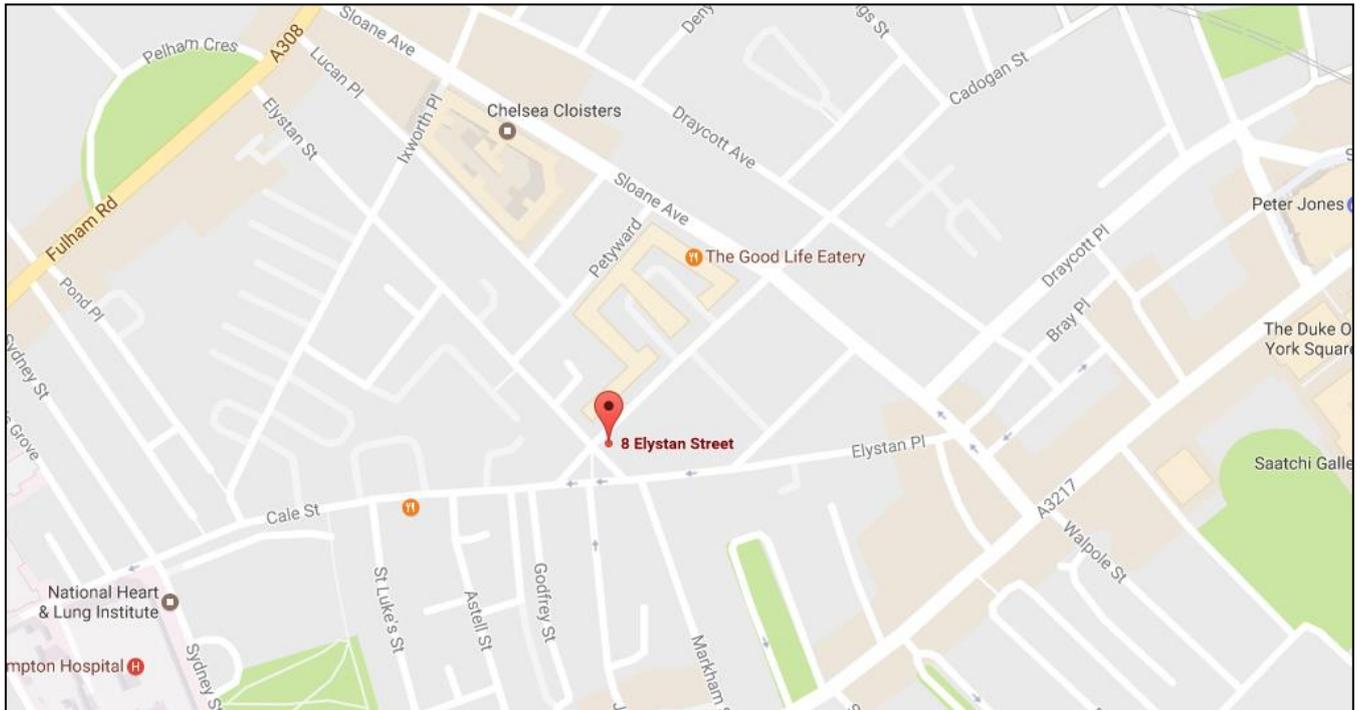
Rates Payable

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

Legal Costs

Each party to bear their own

Location



source: google maps

EPC

Available on request

For more information or to arrange a viewing please contact:

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MILES COMMERCIAL
SURVEYORS, LAND & PROPERTY CONSULTANTS

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