

MILES COMMERCIAL SURVEYORS, LAND & PROPERTY CONSULTANTS

25 Ives Street Knightsbridge London SW3 2ND

Tel: +44 (0)20 7581 9722

331 KING'S ROAD, CHELSEA, LONDON SW3 PRIME SHOP TO LET

Location

The property is located on the south side of King's Road close to the junction with Beaufort Street. Nearby occupiers include Duck & Dry, Prezzemolo & Vitale, TriYoga, Beaufort House. Face Gym, London Steakhouse, Sakurami, Juice Baby and The Bluebird.

Accommodation

The shop is arranged over ground floor and basement. The approximate net internal areas are as follows: -

Floor	Sq.ft.	Sq.m.
Ground	500	46.45
Basement	519	48.22
Total	1,019	94.66

Lease

A new lease available for a term to be agreed, contracting outside the security of tenure provisions of the Landlord & Tenant Act 1954. The rent will be subject to annual RPI increases.

Rent

£68,000 per annum exclusive



Rates

Rates Payable (2019/20) £24,250 Interested parties are advised to make their own enquiries with RBKC rates department.

EPC

Available on request

Legal Costs

Each party to bear their own

Viewings

Strictly by appointment through joint sole agents:

Ian Simpson

T 020 7590 8957

Ross Crummey

T 020 7581 9722



Or Tiffany Luckett our joint agent at Savills 020 7758 3878

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 RC160419