

Shop to Let

LONDON, SW1 – 93 LOWER SLOANE STREET



#### Nearby Retailers



#### Location

The property is located on the east side of Lower Sloane Street, close to the junction with Pimlico Road and Royal Hospital Road.

Nearby is the 12.8 acre site of the former Chelsea Barracks which will provide 448 residential units. The area is also home to the world-renowned RHS Chelsea Flower Show held in May.

Sloane Square underground station is within a few minutes' walk (Circle & District Lines)

#### Accommodation

The premises comprise the following approximate net internal floor areas:-

Ground Floor	
346 ft <sup>2</sup>	32.14 m <sup>2</sup>
Basement	
73 ft <sup>2</sup>	6.78 m <sup>2</sup>

#### Rent

£47,500 per annum exclusive.

#### Lease

This unit is offered by way of a new 10 year full repairing and insuring lease on standard Cadogan terms subject to upward annual rent increases linked to the Retail Price Index.

The lease will be contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954

#### Rates Payable

Rateable value  
£41,500

Rate payable (2019/2020)  
£20,377 per annum

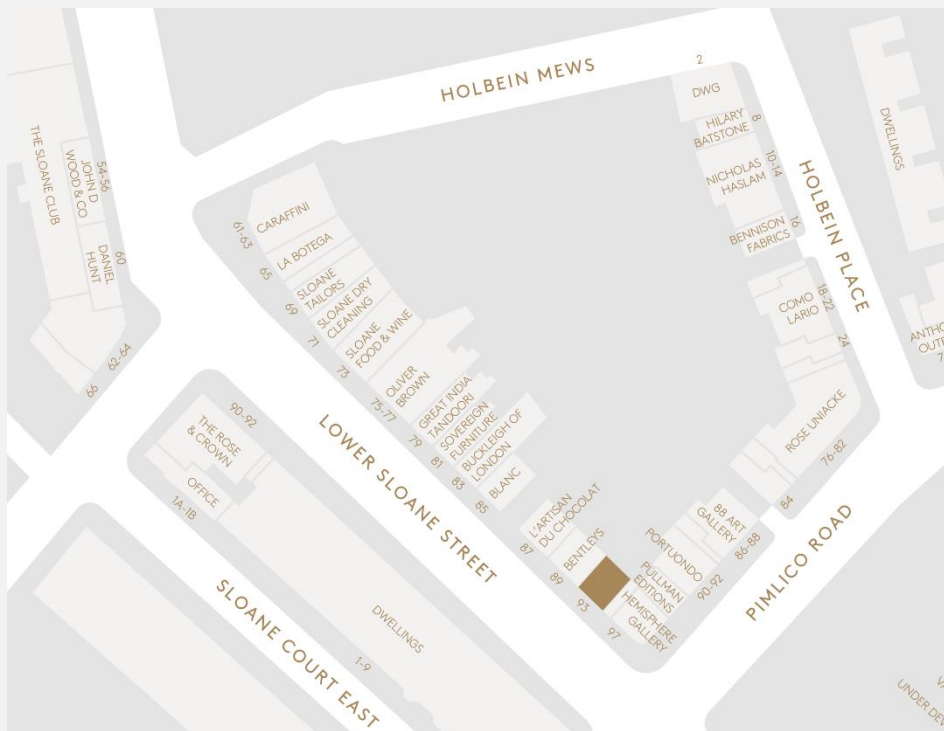
Further details are available  
from [www.voa.gov.uk](http://www.voa.gov.uk)

#### EPC

Available upon request.

#### Legal Costs

Each party to bear its own costs.



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## ABOUT CADOGAN

Cadogan takes pride in the vibrant history and heritage of Chelsea that makes this area unique – and is committed to its long term success. Duke of York Square (formerly a Ministry of Defence Base) was developed by Cadogan into a thriving location for shopping and dining, and proactive management of Sloane Street, Sloane Square and King's Road ensures that Chelsea remains one of the world's most inspiring destinations to live, shop and work. The Cadogan Estate spans 93 acres of the Royal Borough of Kensington and Chelsea and has been under the same family ownership for 300 years.

[www.cadogan.co.uk](http://www.cadogan.co.uk)

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