

UNIQUE LEASE FOR SALE

(On behalf of Chelsea Textiles due to relocation)

7 Walton Street

CHELSEA, LONDON. SW3



Contact

Ian Simpson
020 7590 8957

ian@milescommercial.co.uk

Ross Crummey
020 7581 9722

ross@milescommercial.co.uk

Location

The property is on the south side of Walton Street. It is situated in a well established retail location, being close to Brompton Cross. Nearby occupiers include; **Nina Campbell, Brownsword Hepworth, Greenspeares, Debbie Thomas, Katharine Pooley, Andrew Martin** and **Walton Fine Arts**.

Accommodation

The property comprises a ground floor and basement shop.

The upper floors are residential and accessed via a separate entrance to provide a self-contained maisonette let on an AST. The Residential uppers generate an income of £5,416.67 per calendar month.

The approximate areas are as follows:

Commercial element

Ground	586 sq.ft	54.44 sq.m
Basement	414 sq.ft	38.46 sq.m

Residential element

1 st Floor	470 sq.ft	43.66 sq.m
2 nd Floor	180 sq.ft	16.72 sq.m

Total **1,650 sq.ft** **153.28 sq.m**

Rent

£77,500 pax
(Net of the residential income £12,500 pax)

Lease

An assignment of the protected lease for a term of 10 years from 23rd June 2018. The lease is subject to upward only reviews every 5th anniversary linked to RPI. There is also a tenant break option 23rd June 2023.

Premium

Upon application

Rates

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 prior appointment through sole agents:



MILES COMMERCIAL

MilesCommercial.co.uk