

# UNIQUE LEASE FOR SALE

(On behalf of Chelsea Textiles due to relocation)

## 13 Walton Street

CHELSEA, LONDON. SW3

-PROMINENT CORNER POSITION -



### Contact

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### Location

The property has a prominent corner position on the Walton Street at the junction with Ovington Street. It is situated in a well established retail location, being close to Brompton Cross. Nearby occupiers include; **Nina Campbell, Brownsword Hepworth, Greenspears, 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. The Residential uppers have the ability to be let out separately to generate an income, by separate negotiations. Further information upon application.

The approximate areas are as follows:

#### Commercial element

|             |           |            |
|-------------|-----------|------------|
| Ground      | 406 sq.ft | 37.72 sq.m |
| Rear Office | 261 sq.ft | 24.25 sq.m |
| Basement    | 662 sq.ft | 61.50 sq.m |

#### Residential element

|                       |           |            |
|-----------------------|-----------|------------|
| 1 <sup>st</sup> Floor | 308 sq.ft | 28.61 sq.m |
| 2 <sup>nd</sup> Floor | 241 sq.ft | 22.39 sq.m |
| 3 <sup>rd</sup> Floor | 81 sq.ft  | 7.53 sq.m  |

**Total 1,959 sq.ft 182.00 sq.m**

### Rent

£89,051.48 pax

### Lease

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



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