

# - PRIME SHOP TO LET-

## 259 King's Road

CHELSEA, LONDON. SW3



### Contact

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Or via Savills Lily Harral 020 3618 3515

### Location

The property is located on the south side of King's Road, opposite Carlyle Square.

Nearby occupiers include Poliform, Royal Selangor, William Yeoward, Designer's Guild, Hari's, Blaiz, Peggy Porschen, My Old Dutch and OKA.

### Accommodation

The shop is arranged over ground floor and basement and comprises the approximate areas as follows:-

Ground floor	1,265 sq.ft	117.52 sq.m
Lower ground	1,193 sq.ft	110.83 sq.m
<b>Total</b>	<b>2,458 sq.ft</b>	<b>228.35 sq.m</b>

### 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 lease will be subject to annual RPI increases.

### Rent

£110,000 pax

### Planning

A1 use (shop)

### Rates

Interested parties are advised to make their own enquiries with RBKC rates department.

We have been verbally advised by RBKC rates department the rates payable is £55,610 (2019/20)

### EPC

Available on request

### Legal Costs

Each party to bear their own

### Viewings

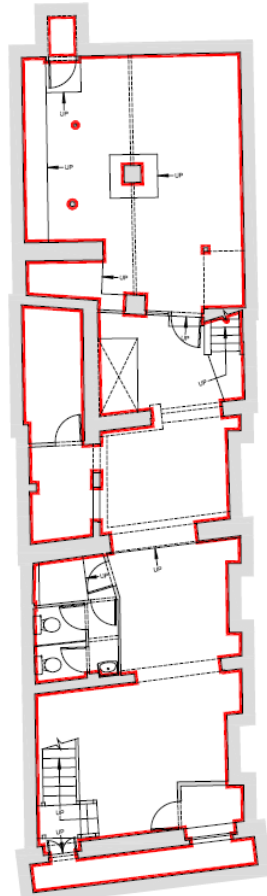
Strictly by prior appointment via joint sole agents:



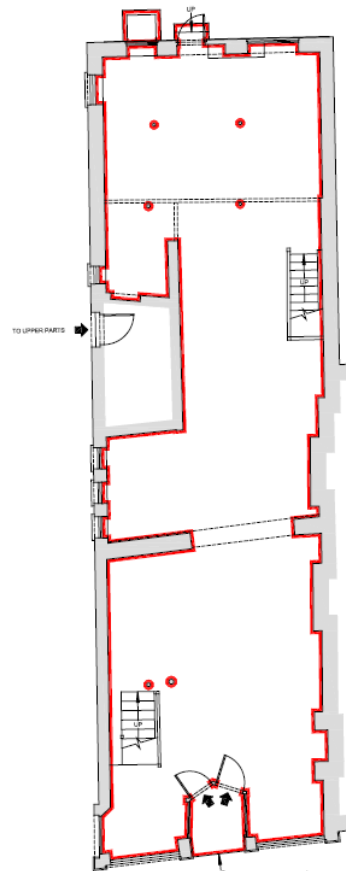
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## Floor Plans

For identification purposes only, not to scale.



BASEMENT PLAN



GROUND FLOOR PLAN

**Poliform**  
**WILLIAM YEOWARD**  
**OSBORNE & LITTLE**  
**Little Greene**  
— PAINT & PAPER —  
**SILVERA**  
HUMBLE  
**DESIGNERS GUILD**



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