



## **SHOP TO LET**

# **384 King's Road**

## **London SW3**

### **Location**

The property is situated in a prominent position on the north side of King's Road. Nearby occupiers include Eight Over Eight, Duck & Dry, King's Road Steakhouse & Grill, Triyoga, Juicebaby, Beaufort House and the renowned Bluebird.

The area is well served by public transport being situated on numerous bus routes and within walking distance of Sloane Square (Circle and District lines), and South Kensington Underground stations (Piccadilly, Circle and District lines).

### **Accommodation**

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

First floor	595	sq.ft	55.27 sq.m
Ground floor:	469	sq.ft	43.57 sq.m
<u>Basement</u>	<u>277</u>	<u>sq.ft</u>	<u>25.73 sq.m</u>
Total	1,341	sq.ft	124.58 sq.m

*(Areas subject to confirmation)*

### **Lease**

To be a new effective full repairing and insuring lease for a term of 10 years to be contracted outside the Security of Tenure provisions of the Landlord & Tenant Act 1954 part II (as amended).

### **Timing**

New lease available, subject to vacant possession.



### **Rent**

Offers in excess of £50,000 pax

### **Rates**

Interested parties are advised to make their own enquiries with the relevant local authority.

### **EPC**

Available on request

### **Legal Costs**

Each party to bear their own

### **Viewings**

Strictly by appointment through sole agents:

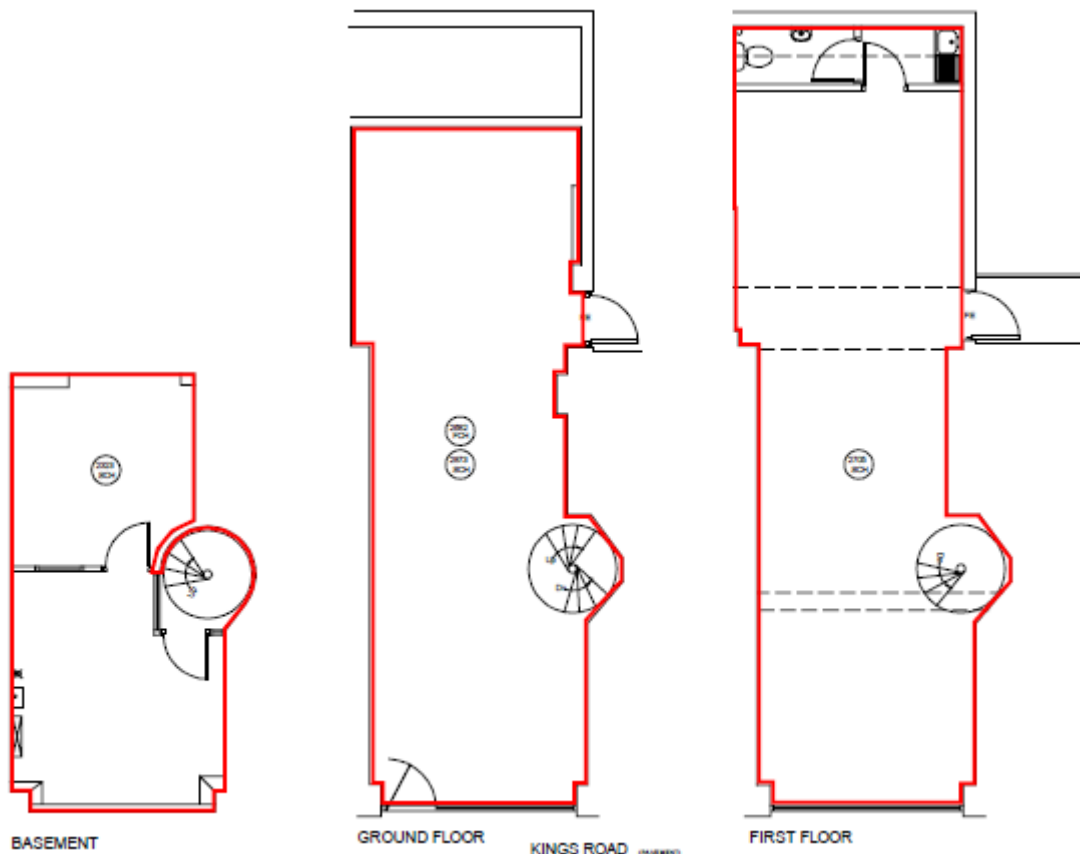
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## INDICATIVE PLANS

(Not to scale)



For further information please contact:

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