

# - PRIME SHOP TO LET-

## 412 King's Road

LONDON. SW10



### Contact

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### Location

The property is located on the north side of King's Road on the 'S' bend.

Nearby occupiers include Duck & Dry, Prezzemolo & Vitale, Juicebaby, Blanco & Gomez wine merchants, Kahn Design and The Worlds End - Vivienne Westwood iconic London boutique.

The area has many bars and restaurants including Medlar, Chicama, Azteca, Beaufort House and the renowned Bluebird.

### Accommodation

The shop is arranged over a ground floor and comprises the approximate area as follows:-

Ground floor 521 sq ft 48.40 sq m

### Rent

£40,000 per annum exclusive

### 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 upward only reviews.

### Planning

Use Class E

### Rates

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

### Legal Costs

Each party to bear their own

### Viewings

Strictly by prior appointment via sole agents:



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