

# - PROMINENT CORNER PREMISES TO LET-

## 348 KING'S ROAD, LONDON SW3 5UR



### Location

The shop has a prominent corner position on the north side of King's Road, at the junction with The Vale. The area is home to many independent retailers, bars and restaurants.

Nearby occupiers include **Bluebird, Timothy Oulton, Brora, Face Gym, Joe & The Juice, 28-50, Peruvian Connection, Love My Human, Big Easy, Humble Pizza, Raffles, The Ivy Chelsea Garden, Peggy Porschen** and **The Cadogan Arms**.

### Lease

A new lease available for a term to be agreed, contracting outside the security of tenure provisions of the Landlord and Tenant Act 1954, subject to vacant possession. The lease will be subject to annual RPI increases.

### EPC

Available upon request

### Accommodation

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

Ground floor	1,754 sq ft	162.95 sq.m
Basement	1,168 sq ft	108.51 sq.m
<b>Total</b>	<b>2,922 sq ft</b>	<b>271.46 sq.m</b>

### Rent

£170,000 per annum exclusive

### Use

Use class E. All uses may be considered subject to necessary consents

### Legal Costs

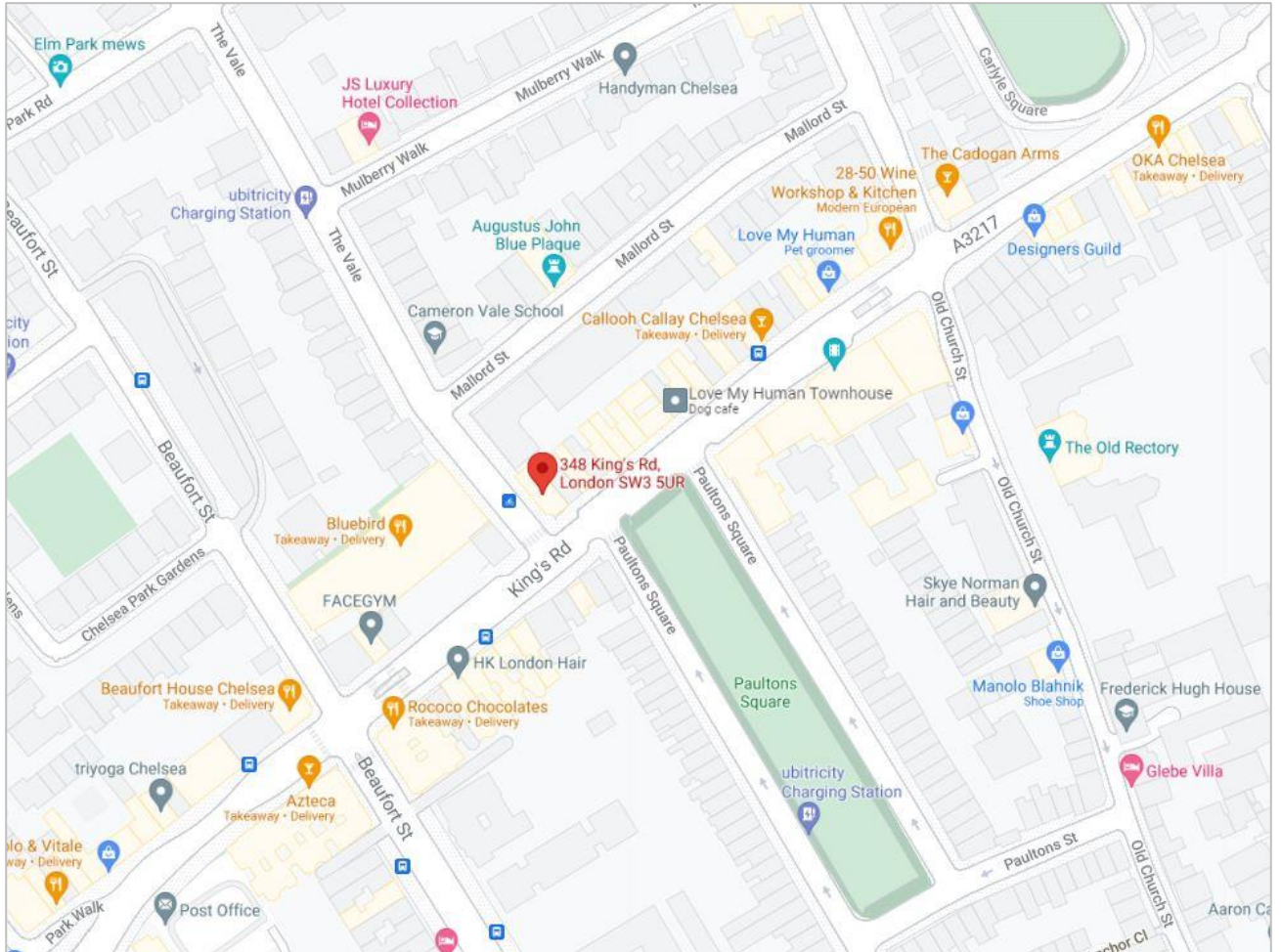
Each party to bear their own

### Business Rates

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



## Location Map



Source, google maps

## Nearby Occupiers



EST. 1976  
PERUVIAN  
CONNECTION



## Viewing and Further Information:-

Strictly by prior appointment only.

Or via our joint agent at Savills

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