

- FLAGSHIP RETAIL OPPORTUNITY -

302 - 306 KING'S ROAD, CHELSEA, LONDON SW3



Location

The property occupies a prominent position on the north side of King's Road opposite the mixed-use development namely Essoldo House, at the junction with Old Church Street.

Nearby occupiers include **28/50, Designers Guild, Little Greene, Silvera, Ligne Roset, The Ivy Chelsea Garden, The Cadogan Arms, La Mia Mamma, Raffles, Love My Human, Joe & The Juice, Peggy Porschen** and **Bluebird**.

Rent

£165,000 per annum exclusive

Lease

A new lease is available from June 2023 for a term to be agreed, contracted outside the Landlord & Tenant Act 1954. The lease will be subject to annual RPI increases.

Planning

Use Class E

Accommodation

The property is arranged over ground and lower ground floors. The property benefits from a generous ceiling height throughout and comprises the approximate net internal areas as follows:-

Ground floor	1,893 sq ft	175.86 sq m
Lower ground	1,360 sq ft	126.35 sq m
Total	3,253 sq ft	302.21 sq m

Business Rates

Rates payable (2022/2023) £87,780

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

EPC

Available upon request.

Legal Costs

Each party to bear their own

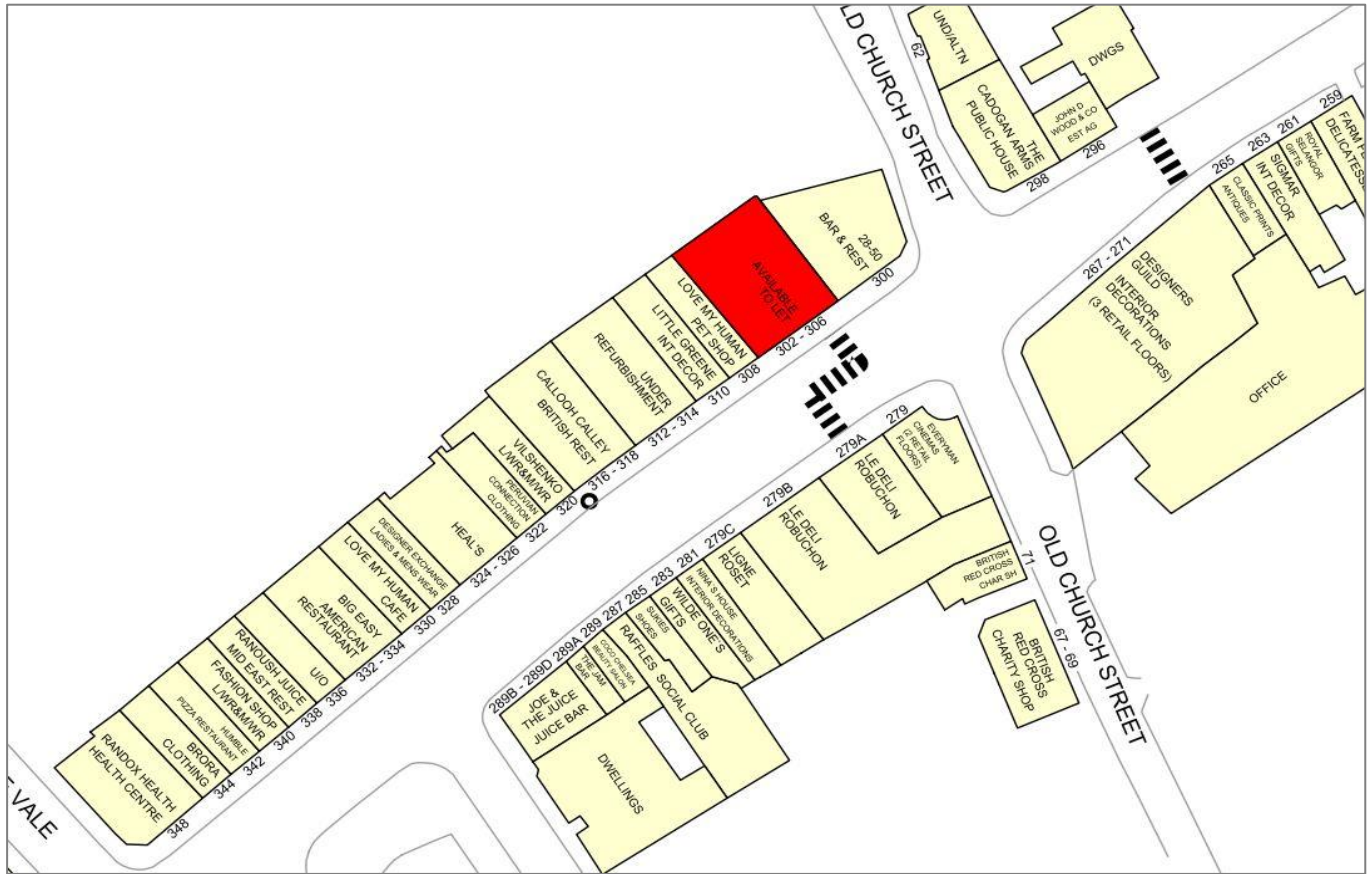
Viewing

Strictly by prior appointment only.



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Location Map



The Area

King's Road is a seven-day-a-week destination with an extended shopping day. Popular in the daytime as well as evenings, situated in an affluent and densely populated catchment representing the true Chelsea.

Nearby Occupiers



Viewing

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