

9A LAMONT ROAD, LONDON SW10

- TO LET -



MILES COMMERCIAL
SURVEYORS, LAND & PROPERTY CONSULTANTS

Location

The property is situated on the north side of Lamont Road, just off King's Road. Nearby occupiers include Aylesford, Tanya Baxter Contemporary, Bianco & Gomez wine merchants and The Worlds End - Vivienne Westwood iconic London boutique.

The area has many bars and restaurants including Medlar, Frantoio, La Famiglia, Mucci's, Chicama London, Beaufort House and the renowned Bluebird.

Accommodation

The whole building is arranged over ground and first floors and comprises the approximate areas (VOA) as follows:-

	Sq.ft	Sq.m
Ground Floor	539.92	50.16
First Floor	501.06	46.55
Total	1,040.98	96.71

Rates

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

Legal Costs

Each party to bear their own legal costs.

Terms

Rent

£45,000 per annum exclusive.

Lease

A new lease for a term to be agreed contracted outside the Landlord and Tenant Act 1954 subject to vacant possession. The rent will be subject to annual RPI increases.

EPC

Available upon request.

VAT

The property is not currently elected for VAT.

Viewings

Strictly by prior appointment via sole agents:-



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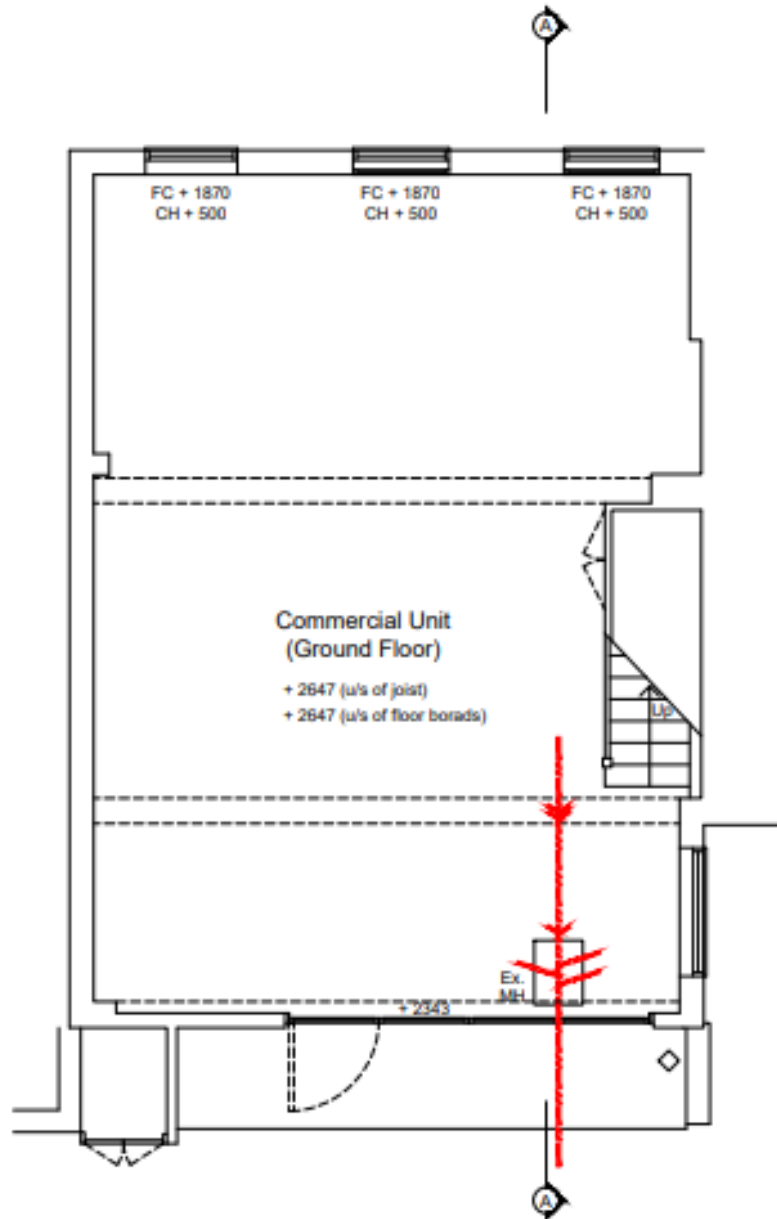


Nearby Occupiers

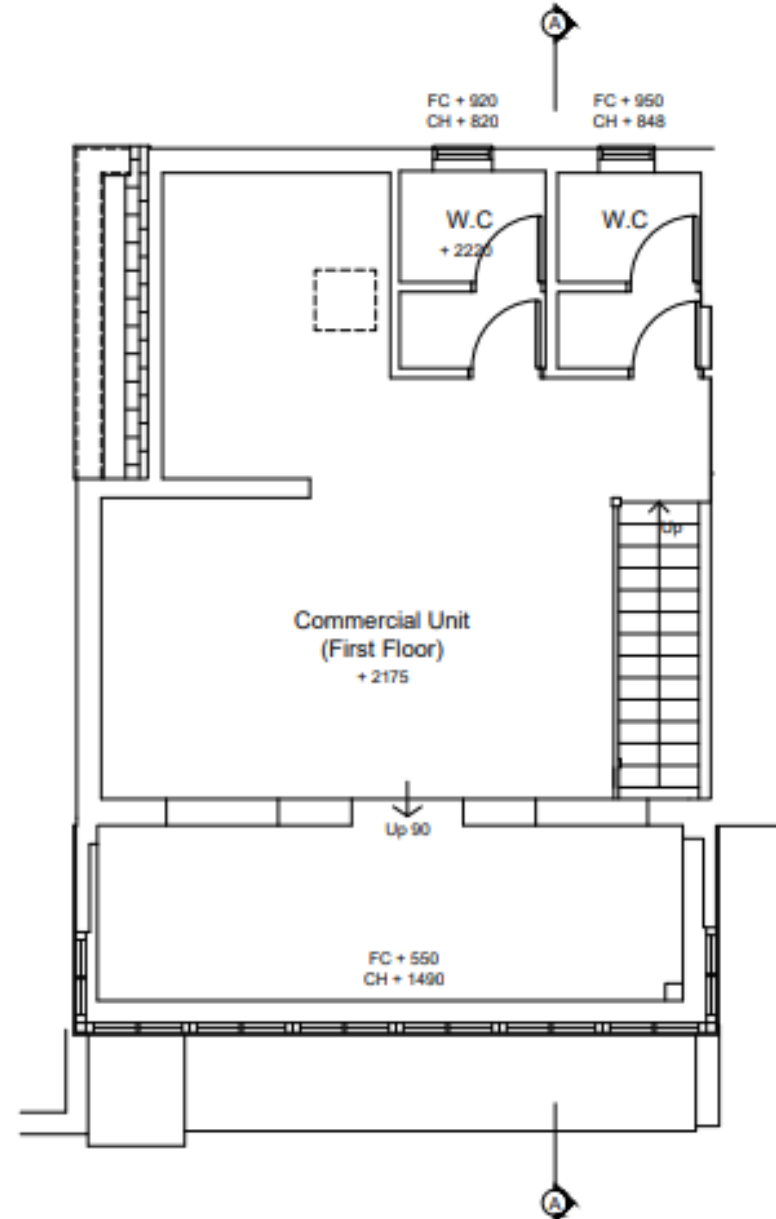


Floor Plans

(For identification purposes only, not to scale.)



Existing Ground Floor Plan



Existing First Floor Plan