

- RETAIL OPPORTUNITY -

281 KING'S ROAD, CHELSEA, LONDON SW3



Location

The property occupies a prominent position on the South side of King's Road, adjacent to 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

£57, 500 per annum exclusive

Lease

A new lease is available 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 basement floors and comprises the approximate net internal areas as follows:-

Floor	Sq.ft	Sq.m
Ground floor	681	63.27
Lower ground	458	42.55
Total	1,139	105.82

Business Rates

Rates payable (2023/2024) £18,088.75

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

EPC

Available upon request.

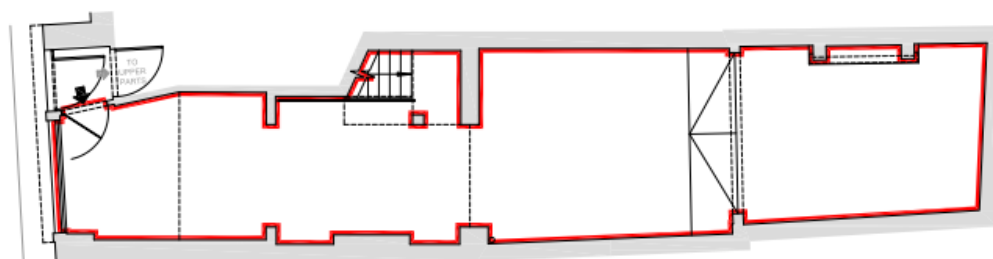
Legal Costs

Each party to bear their own

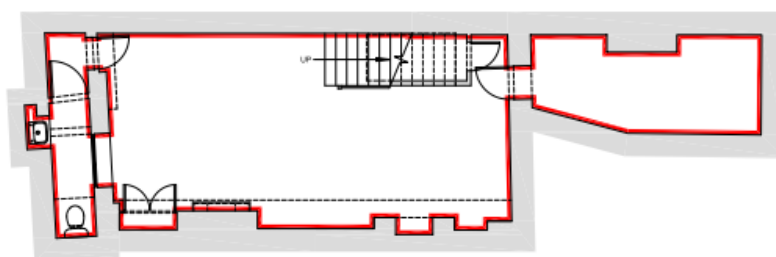
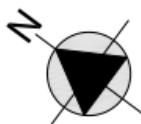
Viewing

Strictly by prior appointment only

Floor Plans



GROUND FLOOR PLAN



BASEMENT PLAN

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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