

325 KING'S ROAD, LONDON SW3

PROMINENT CORNER SHOP TO LET



LOCATION

The property occupies a prominent corner position and is located on the South side of King's Road, at the junction with Beaufort Street.

Nearby occupiers include **Beaufort House, Bluebird, Chicama, Azteca, Prezzemolo & Vitale, F45, Juicebaby, Triyoga, Facegym, Space NK, Blink Brow Bar and Duck and Dry.**

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.

ACCOMMODATION

The property is arranged over a ground floor and basement; the approximate net internal floor areas as follows:-

	Sq Ft	Sq M
Ground floor	405	37.63
Basement incl. vaults	422	39.20
Total	827	76.83

(Floor Plans available on request.)

RENT

£55,000 per annum exclusive

LEGAL COSTS

Each party to bear their own

LEASE

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

BUSINESS RATES

Rates payable (2023/24) £16,841.00

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

PLANNING

Use Class E

EPC

Available upon request.

VIEWING

For further information or to arrange a viewing please contact

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NEARBY OCCUPIERS



Azteca
CHELSEA

PREZZEMOLO & VITALE
Everyday our love at your table.

Beaufort House

CHICAMA

SPACENK
APOTHECARY LONDON