

RARELY AVAILABLE SELF-CONTAINED BUILDING TO LET ON KINGS ROAD

**123 KINGS ROAD
LONDON SW3**

All A1 uses considered



LOCATION

The property is located in a prominent position on the southern side of Kings Road next to its junction with Shawfield Street. The premises are located between **Starbucks** and **India Jane**. Other operators close by include **Anthropology, Sweaty Betty, Sandro, MAC** and **Waitrose**.

ACCOMMODATION

The building is arranged over four floors, with a rear patio, offering the following areas:

Ground Floor	683 sq/ft
Basement	863 sq/ft
First Floor	514 sq/ft
Second Floor	514 sq/ft

TOTAL 2,574 sq/ft

LEASE

The premises are available on a new lease for a term to be agreed, direct from the freeholder.

RENT

£180,000 per annum exclusive.

USE

The property has an A1 planning use.

RATES

Rateable Value 2018/2019	£136,000
Rates Payable 2018/2019	£65,280

Interested parties to make their own enquiries with the relevant local authority.

LEGAL COSTS

Each party is to bear their own legal costs in the transaction.

EPC

Available on request.

VIEWING

Viewings to be arranged strictly through sole agents, Blanchflower Lloyd Baxter.

Oliver Fowler: ofowler@blb.uk.com

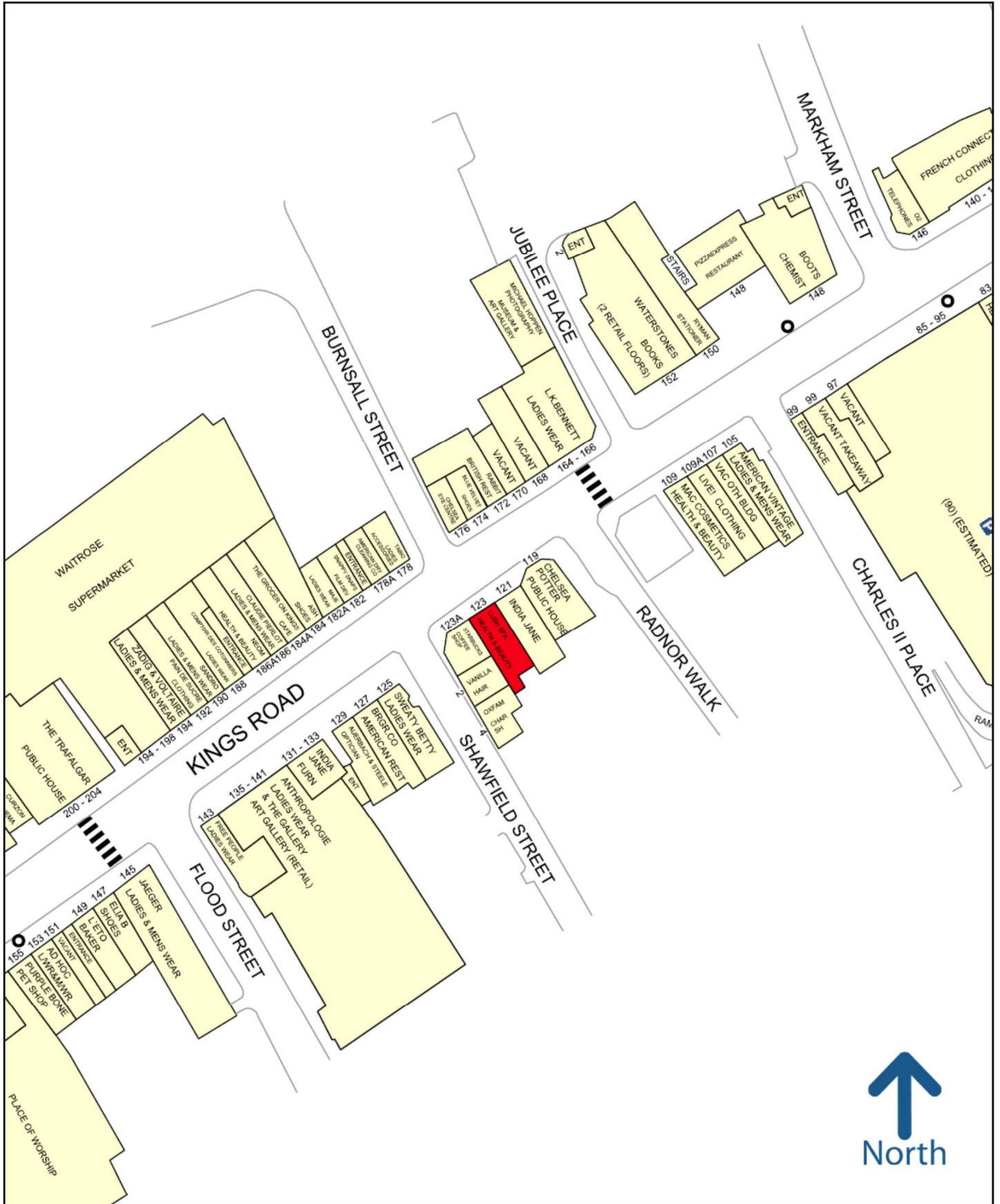
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These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

2nd Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880



50 metres

Experian Goad Plan Created: 05/09/2018
Created By: Blanchflower Lloyd Baxter

