

# SLOANE STANLEY



## TO LET

302-306 Kings Road, Chelsea, London, SW3 5ES

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DOUBLE FRONTED UNIT TO LET

### THE PROPERTY

302-306 Kings Road is located on the northern side of the King's Road, in the parade between Old Church Street and The Vale.

Nearby occupiers include Designers Guild, Little Greene, Silvera, Ligne Roset, The Ivy Chelsea Garden, The Cadogan Arms, La Mia Mamma, Raffles, Love My Human, Joe & The Juice and Bluebird, Fantomas and Alley Cats Pizza.



### ACCOMMODATION

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

GROUND FLOOR	1,893 sq. ft	175.86 sq. m
BASEMENT	1,360 sq. ft.	126.35 sq. m.
<b>TOTAL</b>	<b>3,253 sq. ft</b>	<b>302.21sq. m</b>

### GUIDE RENT

£165,000 per annum exclusive subject to contract

### LEASE

The premises are available by way of a new lease for a term of 10 years. The lease will be contracted outside the 1954 Landlord & Tenant Act (Part II) as amended. The lease will be subject to annual RPI increases.

### RATES

The rateable value from 1st April 2023 is £110,000.

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

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

### EPC

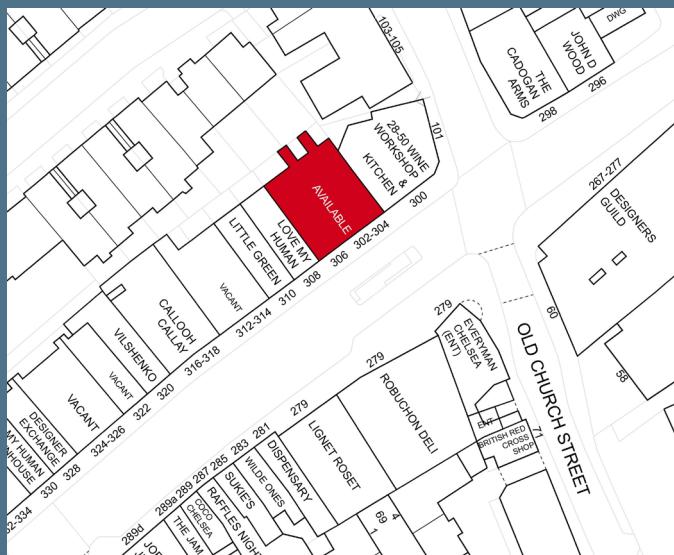
Available on request.

### VIEWINGS

Strictly by appointment by joint agents Levy Real Estate. And Miles Commercial.

### SLOANE STANLEY

The Sloane Stanley Estate has been part of Chelsea for over 300 years, starting with the purchase of land in 1717. We remain a family business today owning and managing over 250 shops and flats.



## CONTACT

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