

SLOANE STANLEY



TO LET

304-306 Kings Road, Chelsea, London, SW3 5ES

DOUBLE FRONTED UNIT TO LET

SLOANE STANLEY

304-306 KINGS ROAD, CHELSEA, LONDON, SW3 5ES

THE PROPERTY

304-306 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 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.



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.
TOTAL	3,253 sq. ft	302.21sq. m

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.

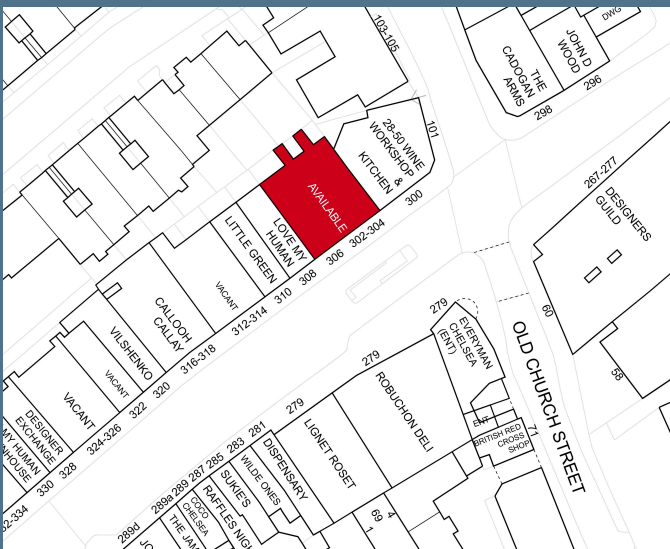
VIEWINGS

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.

SLOANE STANLEY



CONTACT

IAN SIMPSON
MILES COMMERCIAL

ian@milescommercial.co.uk

D: 020 7590 8957 M: 07866 949 530

LIV ENGLAND
LEVY REAL ESTATE

liv.England@levyrealestate.co.uk

D: 020 7747 0154 M: 07530 807 800