SLOANE STANLEY



TO LET

322 KING'S ROAD, CHELSEA, LONDON, SW3 5UH

PRIME RETAIL OPPORTUNITY – 1,644 sq ft / 152.73 sq m

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THE PROPERTY

The property is located on the north side of King's Road mid-terrace between Old Church Street and The Vale.

Nearby occupiers include Aspiga, Little Greene, Everyman Chelsea, Alley Cats, Jeroboams, Townhouse, The Ivy Chelsea Garden, The Cadogan Arms, La Mia Mamma, Love My Human, Joe & The Juice, Pizza Pilgrims, Face Gym and Bluebird.



ACCOMMODATION

The property is arranged over ground and basement floors. The property comprises the approximate net internal areas as follows:-

GROUND FLOOR	804 sq ft	74.69 sq m
BASEMENT	840 sq ft	78.04 sq m
TOTAL	1,644 sq ft	152.73 sq m

GUIDE RENT

£82,500 per annum exclusive.

LEASE

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

RATES

We have been informed by Kensington and Chelsea Council of the following:

Business Rates (2026/27): £20,487.84 payable after relief (£29,920 gross).
Interested parties are advised to make their own enquiries with Kensington and Chelsea Council.

SERVICE CHARGE

£1,500.

INSURANCE PREMIUM

£851.08 (2026)

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 Miles Commercial and Levy Real Estate.

SLOANE STANLEY

The Sloane Stanley Estate has been part of Chelsea for over 300 years, starting with the purchase of land in 1717.

The Estate remains a family business today owning and managing over 250 shops and flats.

Misrepresentation Act 1967 and Property Misdescriptions Act 1991 Miles Commercial and Levy Real Estate and their clients give notice that: i) These particulars do not form part of any offer or contract and must not be relied upon as statement or representation of fact. ii) No person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. iv) Any descriptions of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own in investigations as required. Please note, floor plans are for identification purposes only and not to scale. 11/26.

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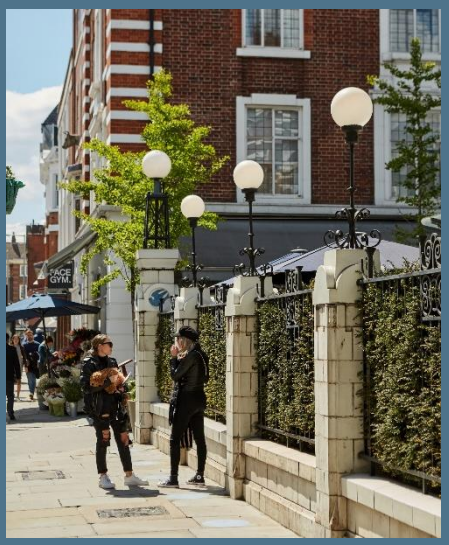



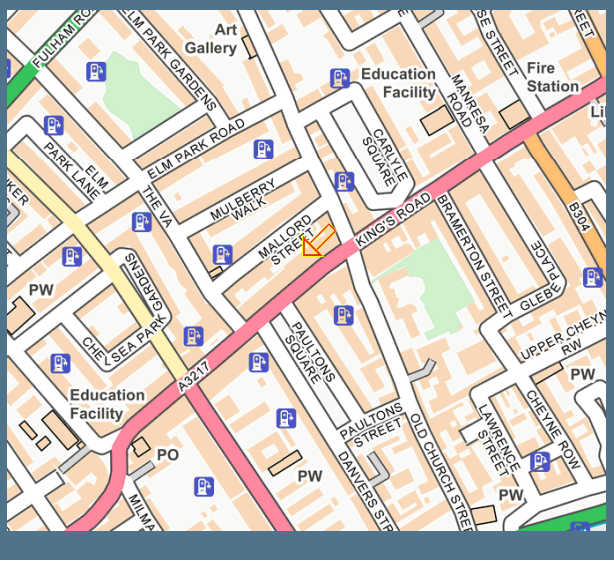

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