



RETAIL PROPERTY

Lease Available

Chelsea - Prime A1 Opportunity
Incentives Available - Details on request



Chelsea - Prime A1 Opportunity
Near to Joseph, Calzedonia, Penhaligon's, PAUL, and Joe & The Juice
65 Kings Road, Chelsea SW3 4NT

Approx. 1,338 sq ft

Location

Situated in a prime pitch along King's Road, just off the junction with Wellington Square. Occupiers in the near vicinity include Joseph, Calzedonia, Penhaligon's, PAUL, and Joe & The Juice, to name but a few. Saatchi Gallery and Duke of York Square are located a short walk away.

Nearby

JOSEPH

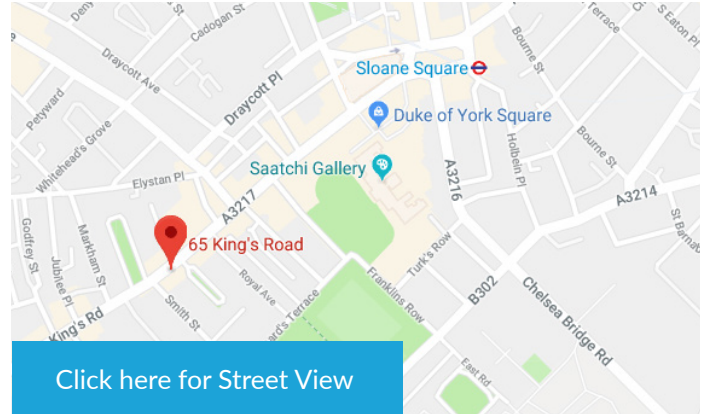
PENHALIGON'S
LONDON



CALZEDONIA



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Accommodation

Arranged over ground and basement, providing the following approximate areas:

Ground Floor	887 sq ft
Basement	329 sq ft
Basement Vaults	122 sq ft
Total Net Internal Area	1,338 sq ft 124.35 sq m

Lease

Assignment of lease expiring February 2022, with a passing rent of £173,000 pax. The lease is granted outside of the L&T Act 1954.

A new sublease may be available, on terms to be agreed.

Alternatively, a new lease may be available, subject to Landlord consent.

Incentives available. Details on request.

Uses

A1

Rates

We understand that the ground and basement are assessed as follows.

Rateable Value	£148,000
Payable 2019/20	£74,592

Interested parties are advised to verify with the Local Rating Authority.

EPC

An Energy Performance Certificate is available upon request.

Legal costs

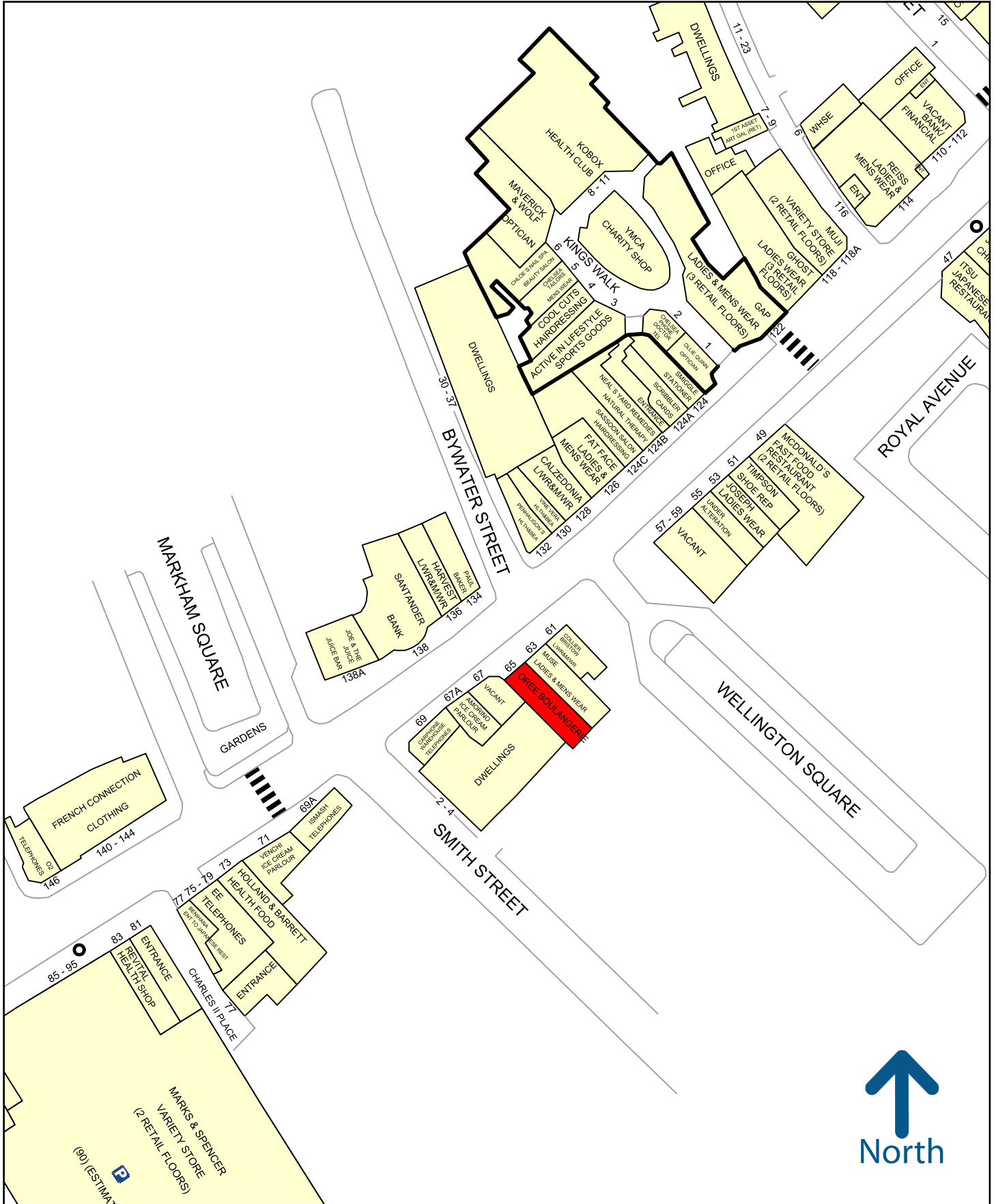
Each party to be responsible for payment of their own costs.

Contact

For further information or a **strictly confidential** viewing contact:

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50 metres

Experian Goad Plan Created: 18/09/2018
Created By: Lewis Craig

