



49 A&B Sloane Street London

- Prime location
- Boutique Store
- New lease also available

Prime lease for sale

(Subject to relocation)

Location

The shop lies at the northern end of Sloane Street in a prime position. Nearby retailers include Hermes, La Perla, Loro Piana, Prada, Giorgio Armani, Valentino and Dolce & Gabbana.

Description

The shop is arranged with sales on the ground floor and storage/back of house in the basement.

Tenure

The property is held on a lease which expires on 24 March 2023, contracted outside the Landlord & Tenant Act 1954.

Rent

£500,690 per annum exclusive. On the 25th March the rent will increase to £514,470.89 per annum.

Terms

Offers invited.

VAT

All figures are quoted exclusive of VAT, if applicable.

Accommodation

Approximate net internal floor areas:

Ground Floor	497 sq ft	46.2 sq m
Basement	266 sq ft	24.7 sq m

Total: 736 sq ft 68 sq m

(Interested parties are advised to verify these areas on site by prior appointment)

Business Rates

Rateable Value	£330,000
Rates Payable (19/20)	£172,920

Interested parties should make their own enquiries with City of Westminster Council (020 8315 2050).

EPC

A Energy Performance Certificate is available upon request.

Viewing

Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs:

Subject to contract

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