





# 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.

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

#### **Terms**

Offers invited.

All figures are quoted exclusive of VAT, if applicable.

## Accommodation

Approximate net internal floor areas:

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

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

## Tim Newman

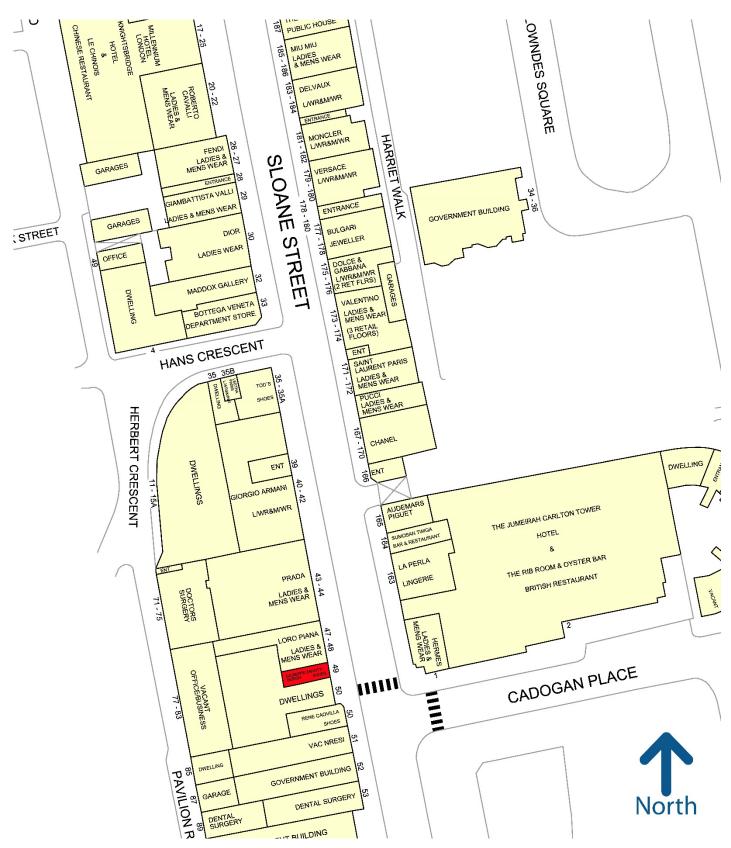
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# **Harper Dennis Hobbs**

# 49 a & b Sloane Street London



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