

# PRIME PREMISES TO LET

## 121 KINGS ROAD

### LONDON SW3

#### LOCATION

The property is located in a prime position on the south side of Kings Road, next to the junction with Shawfield Street.

Operators close by include Auerbach & Steele, Me+Em, Jimmy Fairly, Ba&sh, Zandig & Vottaire, Starbucks, Sticks 'n Sushi, Sweaty Betty and Chelsea Potter.

#### ACCOMMODATION

The premises are arranged over three floors, offering the approximate areas:

Ground Floor	1,038 sq/ft
Mezzanine	230 sq/ft
Basement Sales	870 sq/ft
Basement Store	354 sq/ft
Total Area	2,672sq/ft

\*The residential upper parts may also be available, further details on request.

#### LEASE

The premises are to be made available on a new lease on a term to be agreed. The lease will be granted outside the Landlord & Tenant Act.

#### RENT

£187,500 per annum exclusive.

#### USE

The property falls within Class E of the Use Classes Order. A variety of uses will be considered.



#### RATES

Rateable Value 23/24 : £130,000

Rates Payable 23/24 : £66,560 per annum

The above figures may be subject to rates relief. Interested parties are advised to make their own enquiries with the Local Authority.

#### LEGAL COSTS

Each party is to bear their own legal costs in connection with the transaction.

#### EPC

Available on request.

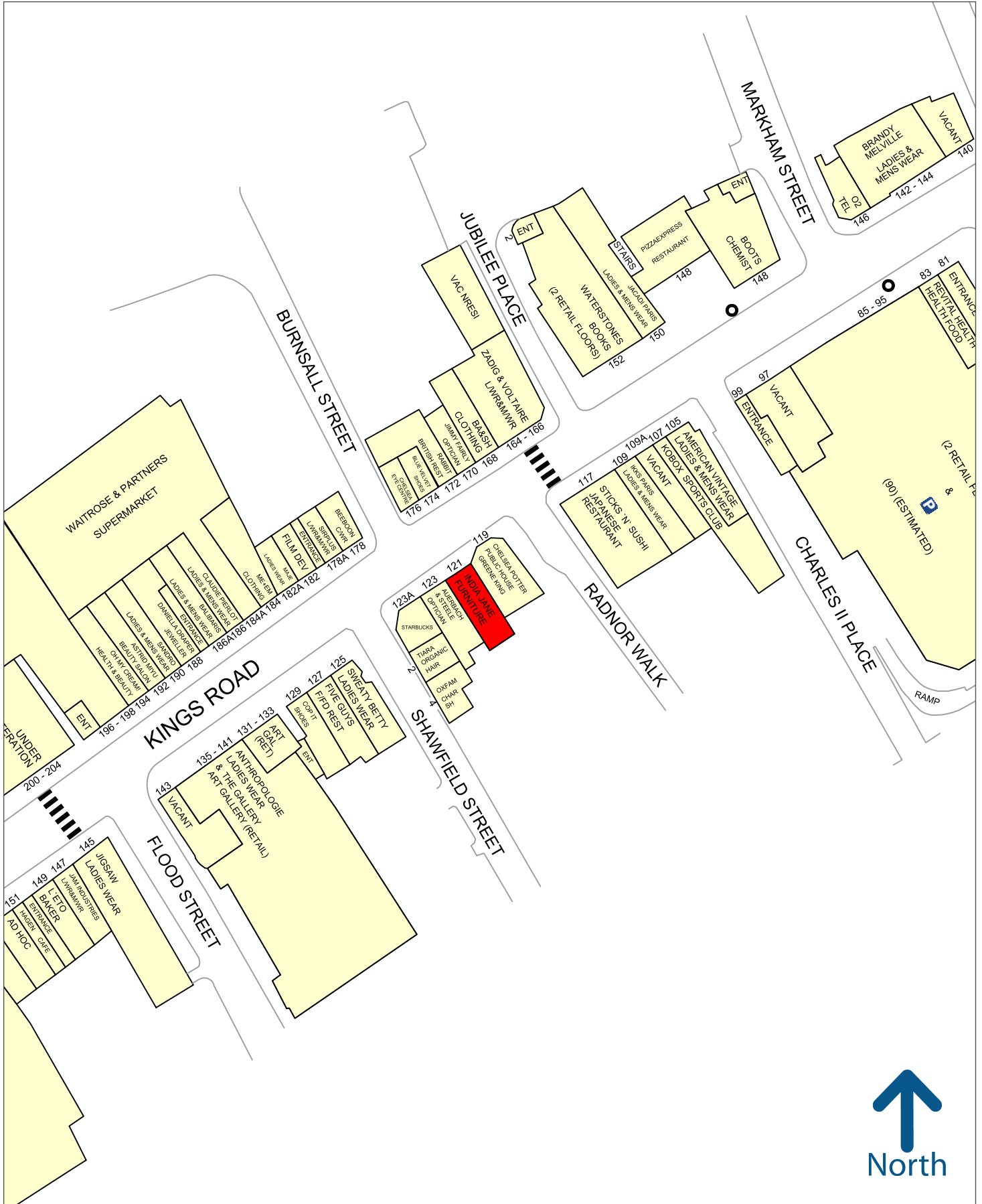
#### VIEWINGS:

Strictly through sole agents, Blanchflower Lloyd Baxter.

Oliver Fowler

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50 metres

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Experian Goad Plan Created: 17/08/2023  
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