

# SLOANE STANLEY



## TO LET

281 KING'S ROAD, CHELSEA, LONDON, SW3 5EW

PRIME RETAIL OPPORTUNITY – 1,139 sq ft / 105.82 sq m

[SLOANESTANLEY.COM](https://www.sloanestanley.com)

### THE PROPERTY

The property occupies a prominent position on the South side of King's Road, adjacent to the mixed-use development namely Essoldo House, at the junction with Old Church Street.

Nearby occupiers include Antique Modern Mix, Little Greene, Everyman Chelsea, Alley Cats, Jeroboams, Fabrique, Townhouse, The Ivy Chelsea Garden, The Cadogan Arms, La Mia Mamma, Raffles, Aspiga, 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	681 sq ft	63.27 sq m
BASEMENT	458 sq ft	42.55 sq m
<b>TOTAL</b>	<b>1,139 sq ft</b>	<b>105.82 sq m</b>

### GUIDE RENT

£57,500 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. Subject to contract and vacant possession.

### RATES

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

Rates Payable: £18,088.75 2024/2025)

Interested parties are advised to make their own enquiries with Kensington and Chelsea Council.

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

### EPC

Available on request

### VIEWINGS

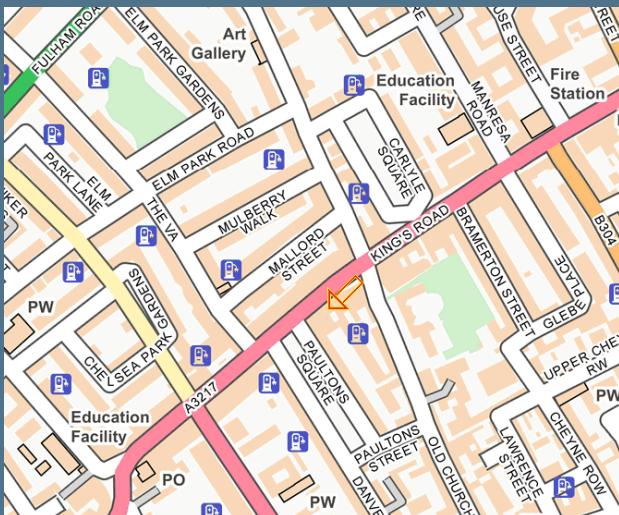
Strictly by appointment by joint agents Miles Commercial and Levy Real Estate.

### 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.



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## CONTACT

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