

BOUTIQUE SHOP TO LET

# LONDON SW1 – 93 LOWER SLOANE STREET

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ALL ABOUT LONDON



## Location

The shop is located on the eastern side of Lower Sloane Street, close to the junction of Royal Hospital Road and Pimlico Road. Within close proximity is the Chelsea Barracks development, which will provide 448 residential units. The King's Road, Sloane Street and Sloane Square underground station are also within short walking distance.

## Accommodation

The premises comprise the following approximate net internal floor areas:-

<b>Ground Floor</b>	
362 ft <sup>2</sup>	33.6 m <sup>2</sup>
<b>Basement</b>	
56 ft <sup>2</sup>	5.2 m <sup>2</sup>

## Rent

£50,000 per annum exclusive of rates, service charge and VAT.

## Lease

A new effectively full repairing and insuring lease available for a 10 year term, on standard Cadogan terms, subject to upward only annual rent increases linked to the Retail Prices Index. The lease will be contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

## Rates payable

Rateable value (2017)  
£47,000  
Rates payable (2017/2018)  
£22,513 pa  
Subject to confirmation.  
Further details are available from [www.voa.gov.uk](http://www.voa.gov.uk)

## EPC

Available upon request.

## Legal costs

Each party to bear its own costs.

Nearby occupiers



OLIVER BROWN  
CHELSEA ENGLAND





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