

# 81/83

WALTON STREET

CHELSEA | SW3 2HP



**1<sup>st</sup> & 2<sup>nd</sup> FLOORS**

1,457 Sq ft / 135.35 Sq m

RE-AVAILABLE DUE TO ABORTIVE NEGOTIATIONS

## LOCATION

The property is located on the south side of Walton Street in one of London's most elegant neighbourhoods, namely Brompton Cross. The neighbourhood comprises many fine restaurants, bars and luxurious brands from around the world.

Nearby occupiers include Channel, Daylesford, Joseph, Bamford Wellness Spa, Derek Rose, Isabel Marant, James Perse, Andrew Martin, Katharine Pooley, D. Thomas Clinic, Natali Kelly, Mira Mikati, Salt, Andipa Gallery, Walton Fine Arts, Laurence Coste and Melissa Odabash.

South Kensington underground station (District, Circle & Piccadilly lines) and Sloane Square underground station (District & Circle lines) are nearby.

## ACCOMMODATION

The property is currently configured to provide beauty clinic treatment rooms. However, whilst the premises have traditionally provided offices, they may suit a variety of uses. An attractive feature of the property is the rear enclosed garden terraces.

The property comprises the following approximate floor areas:-

| <u>Floor</u> | <u>Sq ft</u> | <u>Sq m</u>   |
|--------------|--------------|---------------|
| First        | 832          | 77.29         |
| Second       | 625          | 58.06         |
| <b>Total</b> | <b>1,457</b> | <b>135.35</b> |

## VIEWINGS

For further information or to arrange a viewing please contact:-

**Ian Simpson**

T: +44 (0)20 7581 9722

[ian@milescommercial.co.uk](mailto:ian@milescommercial.co.uk)

**Emily Hole**

T: +44 (0)20 7581 9722

[emily@milescommercial.co.uk](mailto:emily@milescommercial.co.uk)

## RENT

£75,000 pax

## BUSINESS RATES

Rates Payable (2025/26) - £35,490  
(Interested parties are advised to make their own enquires with the RBKC rates department.)

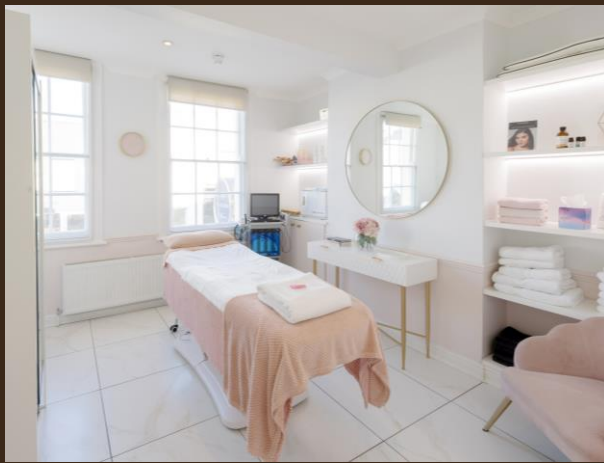
## TERMS

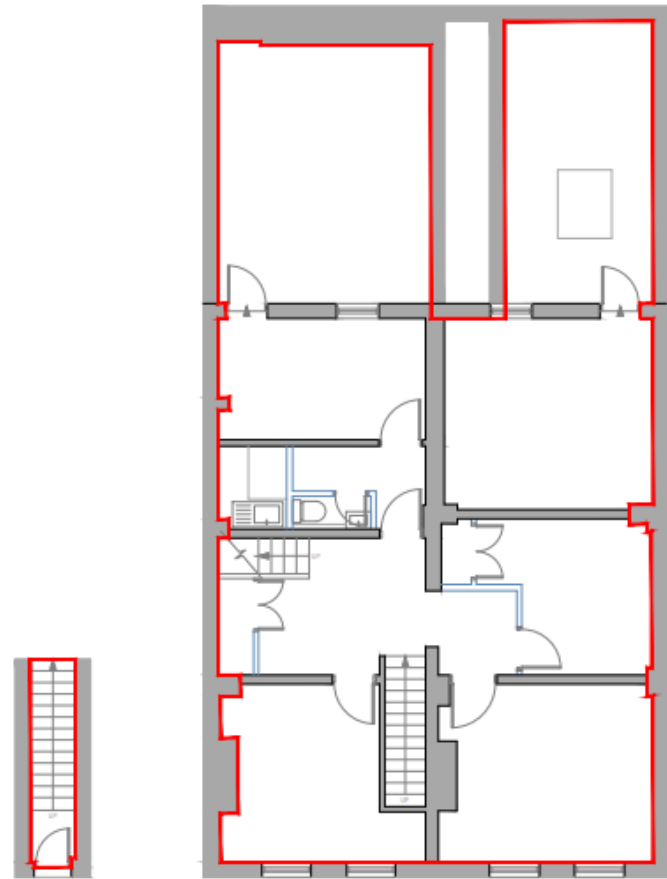
The premises are available on a new lease for a term to be agreed contracted outside the Landlord and Tenant Act 1954.

## LEGAL COSTS

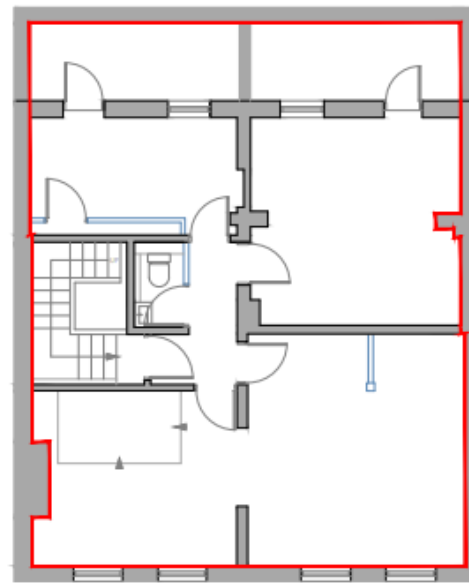
Each party to bear their own legal costs.







FIRST FLOOR



SECOND FLOOR



LOCATION PLAN SCALE 1:1250



WALTON ROAD

NO. 81-83  
ENTRANCE