

PRIME CLASS E UNIT TO LET

107 King's Road

London, SW3



Savills London

33 Margaret
Street London
W1G 0JD

savills.co.uk



Location

The premises are situated in a prime location on the King's Road, situated next to **American Vintage** and **Maje**.

The premises are close to **Sticks n Sushi, Waterstones, Pizza Express, M&S, Anthropologie, Zadig and Voltaire** and **Brandy Melville**, amongst other leading fashion retailers.

Accommodation

The premises are arranged over 3 floors, comprising the following approximate areas:

Ground Floor:	3,240 sq ft	301.0 sq m
First Floor:	3,219 sq ft	300.0 sq m
Second Floor:	424 sq ft	39.4 sq m
Total:	6,883 sq ft	640.4 sq m

NB - potential roof terrace comprising 620 sq ft.



Viewing & further information

Strictly by prior arrangement only with:

Phoebe Bates

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+44 (0) 7936 099 500

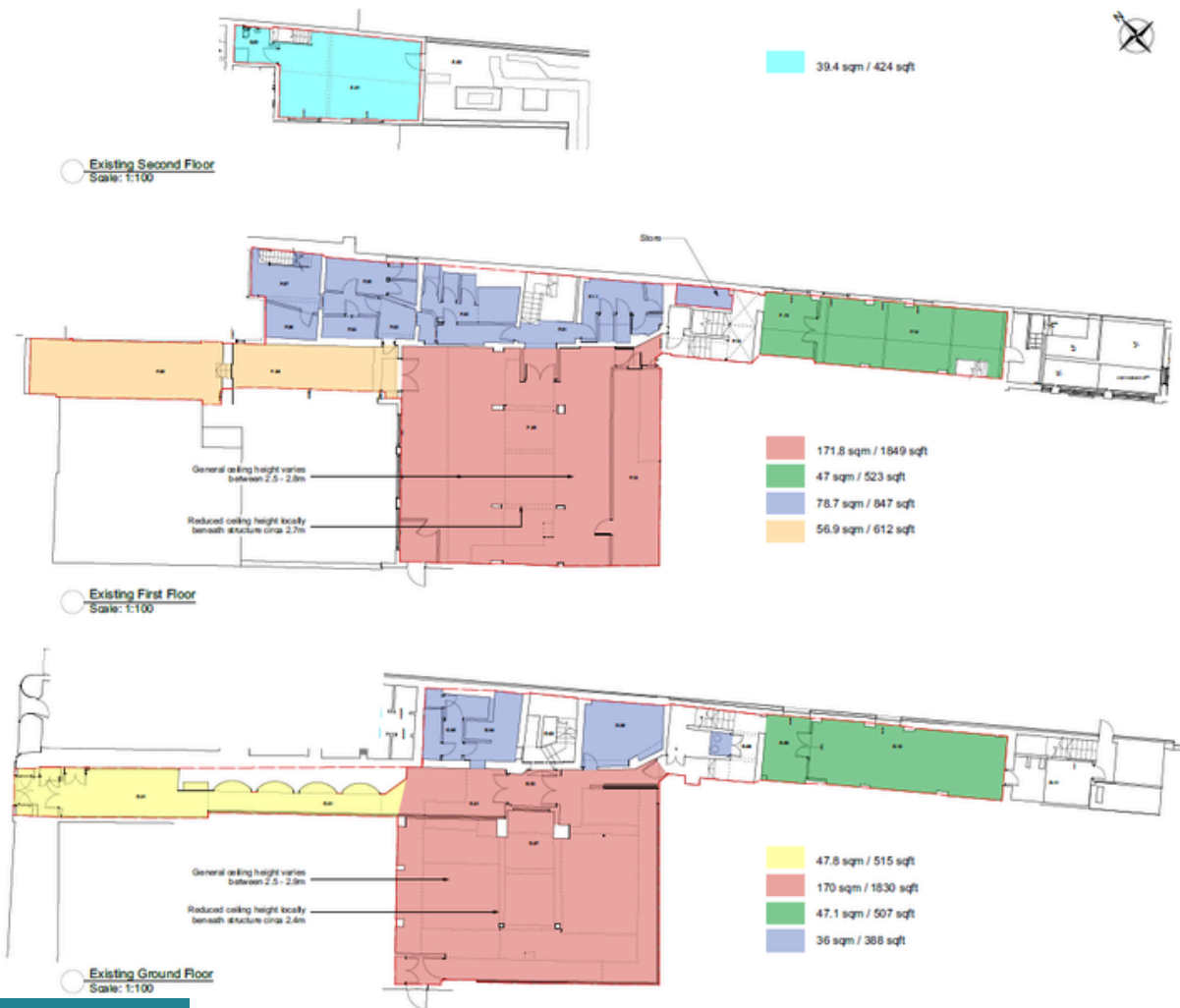
John Lyons

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FLOOR AREAS

Rent

Offers in excess of £275,000 per annum.

Rates

Rateable Value (2024/25) **£216,000**

UBR: **£0.566**

Rates Payable: **£122,256**

Parties are advised to make their own enquiries to verify upcoming rates payable and whether rates relief.

EPC

Grade B.

Tenure

The landlord is offering the site by way of a new lease to be agreed in their standard format.

The lease will be drawn on a standard FRI&I lease to be negotiated.

Use

The premises are currently used as a gym. The landlords are willing to consider a Class E use including restaurant, wellness, leisure etc.

Legal Costs

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


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