

Prime corner retail opportunity available / Subject to vacant possession December 2026

97 Lower Sloane Street, LONDON, SW1



Location

This property is located in a prime corner position on the corner of Pimlico Road and Lower Sloane Street. The unit has a generous return frontage onto Pimlico Road which is renowned for high end interiors, antique and lifestyle brands.

The premises is directly opposite the luxury Chelsea Barracks residential development and close to The Sloane Club, which has recently undergone refurbishment, as well as Hotel Costes, Martino's Restaurant, DeMellier and Ralph Lauren's new flagships, all located on Sloane Square a short walk away.

The Cadogan Estate have invested in excess of £50 million into the regeneration of Sloane Street and Sloane Square which has transformed the footfall to Lower Sloane Street.

Other retailers in the vicinity include JW Anderson, Chelsea Time and Treasures and Jim Lawrence, who have all taken new stores here in the past 12 months. Other nearby occupiers include Kat Coffee, Buckleigh of London, Oliver Brown and Daylesford Organic.

Accommodation

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

Ground Floor	438 ft ²	40.6 m ²
Remote Basement	164 ft ²	15.2 m ²
Total	602 ft ²	55.9 m ²

Lease

This unit is offered by way of a new effectively full repairing and insuring lease for a term to be agreed on standard Cadogan terms, subject to upward annual rent increases linked to the Retail Price 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: (April 2026)
£49,250

Rates Payable: (2026/2027)
£19,306

The potential occupier may benefit from rates relief following the latest government announcement.

Interested parties are advised to make their own enquiries with the local rating department. Further details are available from www.voa.gov.uk

Legal Costs

Each party to bear its own costs.

Rent

Upon application.

EPC

Available upon request.

Nearby Retailers





Cadogan takes pride in the vibrant history and heritage of Chelsea that makes this area unique – and is committed to its long-term success. Sloane Square is known for its dazzling flagships, characterful independent shops and a thriving art scene, tempting restaurants, great pubs, iconic hotels and stunning homes – against a backdrop of rich history, elegant architecture and beautiful green spaces. Along with the King's Road, proactive management of Sloane Square, Duke of York Square and Sloane Street ensures that Chelsea remains one of the world's most inspiring destinations to live, shop and work. The Cadogan Estate spans 93 acres of the Royal Borough of Kensington and Chelsea and has been under the same family ownership for 300 years.

www.cadogan.co.uk

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