



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

343 King's Road, SW10

SHOP TO LET

- King's Road retail premises available
- Shell unit ready for fitting out
- On ground and basement floors



Location

The property comprises a retail shop laid out over ground and lower ground floors, located on the north side of King's Road, near to the junction with Beaufort Street. Local occupiers include The Bluebird café and a wide variety of designer and boutique shops. Occupiers in the parade include Leyland, Ry-mans, The Post Office, a book shop and the Car-phone Warehouse. A new development across the road will provide a further draw for shoppers to this end of King's Road.

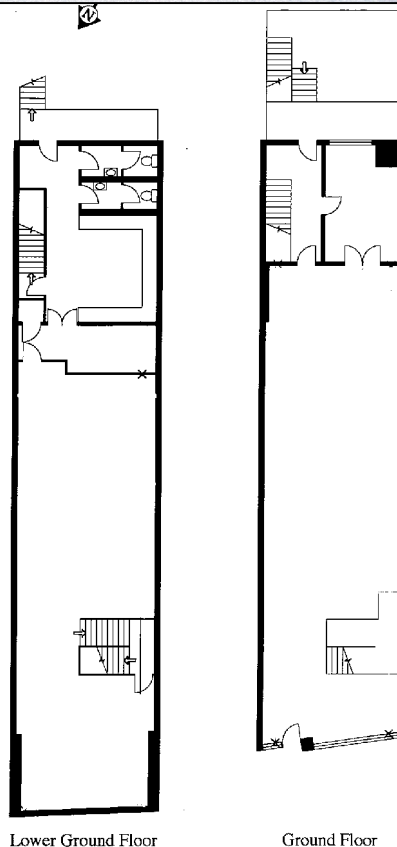
Net Internal Floor Area Approximately

Ground Floor - 121.6 sq m (1,308 sq ft)

Basement - 118.4 sq m (1,275 sq ft)

Description

The shop is situated on ground and basement floors, with kitchen facilities, an office, rear loading and unloading, a parking space, separate male and female WC's.



Lower Ground Floor

Ground Floor

E-mail: Property@rbkc.gov.uk

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FLOOR AREA

The net internal area of the unit is approximately:

Gnd - 121.6 sq m (1,308.9 sq ft)

Bst - 118.4 sq m (1,275.2 sq ft)

Total - 240 sq m (2,584 sq ft)

LEASE TERMS

Term: A new effective full repairing and insuring lease for 10 years, subject to 5 yearly upward only rent reviews.

Rent: £79,000 per annum.

Use: A1 Shop.

Repairs: Lessee to be responsible for internal repairs and decoration. External repairs are carried out by the Council with costs recoverable via a service charge.

Insurance: The Council will be responsible for insuring the building. This cost is recoverable via a service charge.

Costs: The in-going lessee is expected to bear both parties' legal costs and surveyors' fees.



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RATES

The Valuation Office has set the rateable value for this unit at £48,250 for the 2005 List. The rates payable are £23,401.25 for 2009/2010.

APPLICATIONS

Applications will only be considered if made on the Council's Commercial Property Application Form, a copy of which is available on request.

Application forms must be returned to the address below;

Sarah Tebaliiko
Property Services
2nd Floor, Central Library
12 Phillimore Walk
London
W8 7RX

Viewings — Further Information

Please contact Sarah Tebaliiko Tel: 020 7361 2066

These particulars are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute part of, any offer or contract.

No person in the employment of the Royal Borough of Kensington and Chelsea has any authority to make or give any representation or warranty whatever in relation to the property.