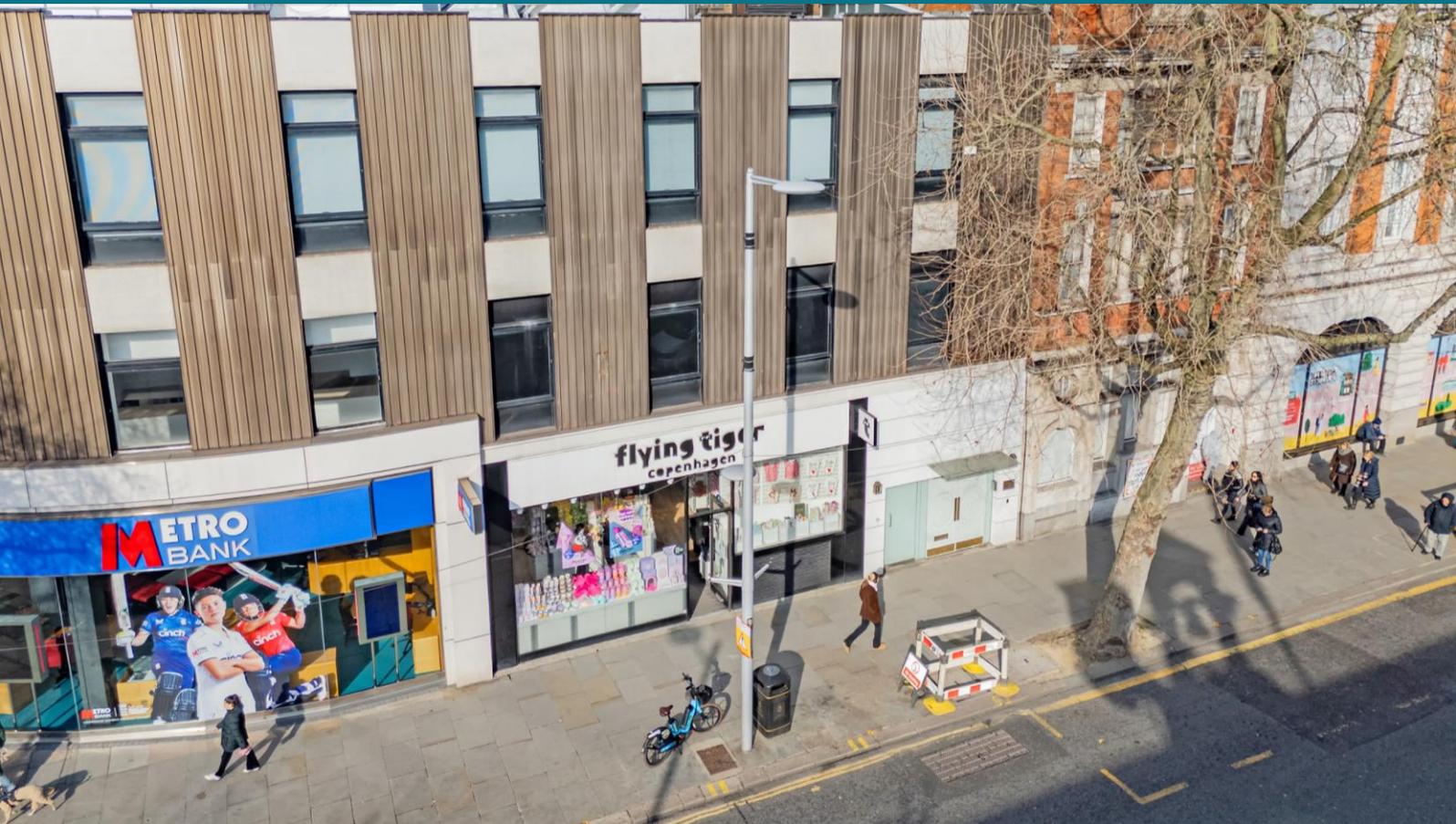


Chelsea, London SW3

234a King's Road

Prime Class E Opportunity – Subject to Vacant Possession



Location

The subject property is very well-located on the world renowned King's Road, home to a number of high-profile luxury retailers, aspirational lifestyle brands and restaurant occupiers. Chelsea Old Town Hall is located directly opposite.

The property is located adjacent to The Gaumont development, which will be anchored by **Arket**, **Mango** and **Curzon Cinema**. **Anthropologie**, **Toast**, **Waitrose** and **The Ivy** are all located in the immediate area.

Demise

The property is arranged over ground and first floors, comprising the following approximate net internal floor areas:

Ground Floor	2,160 sq ft	200.7 sq m
First Floor	2,668 sq ft	247.9 sq m
Total	4,828 sq ft	448.6 sq m

Tenure

Subject to vacant possession, the property is available on a new effective FRI lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews. Lease to be contracted outside the Landlord and Tenant Act 1954 Part II.

Rent

Upon application.

Rates

Rateable Value	£115,000
Rates Payable (25/26)	£66,125 p.a.

Interested parties are advised to make their own enquiries to Royal Borough of Kensington and Chelsea on 020 7361 3000.

EPC

Available upon request.

For further information or to arrange a viewing please contact:

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