



4 Cavendish Square, London, W1G 0PG

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1 SLOANE SQUARE, CHELSEA, LONDON, SW1W 8EE PRIME CHELSEA RETAIL UNIT- fitted as a high end salon



USE

E use class- retail, cafe, restaurant, medical, financial/ professional services

ACCOMMODATION

Ground and basement - 2,637 sq ft

LEASE TERM

Available by way of an assignment of the lease expiring in December 2023

RENT

Passing rent **£235,270 per annum** exclusive of rates, service charge, insurance and VAT (if applicable)

LOCATION

The property is located on Sloane Square, two minutes walk from Sloane Street, Saatchi Gallery and Elizabeth Street. The premises are currently fitted as a high end salon

Whilst every care is taken in the preparation of these particulars LT Property Consultancy and the vendor take no responsibility for any error, mis- statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property. LT Property Consultancy is the trading name of LT Property Consultancy Ltd, registered in England and Wales No. 08673288



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RATES

Rates Payable (2021)
approximately £120,311
There are no rates payable until April 2021

Interested parties are advised to make their own enquiries with the local authority

EPC

The property has an EPC rating C(66). Full EPC is available on request

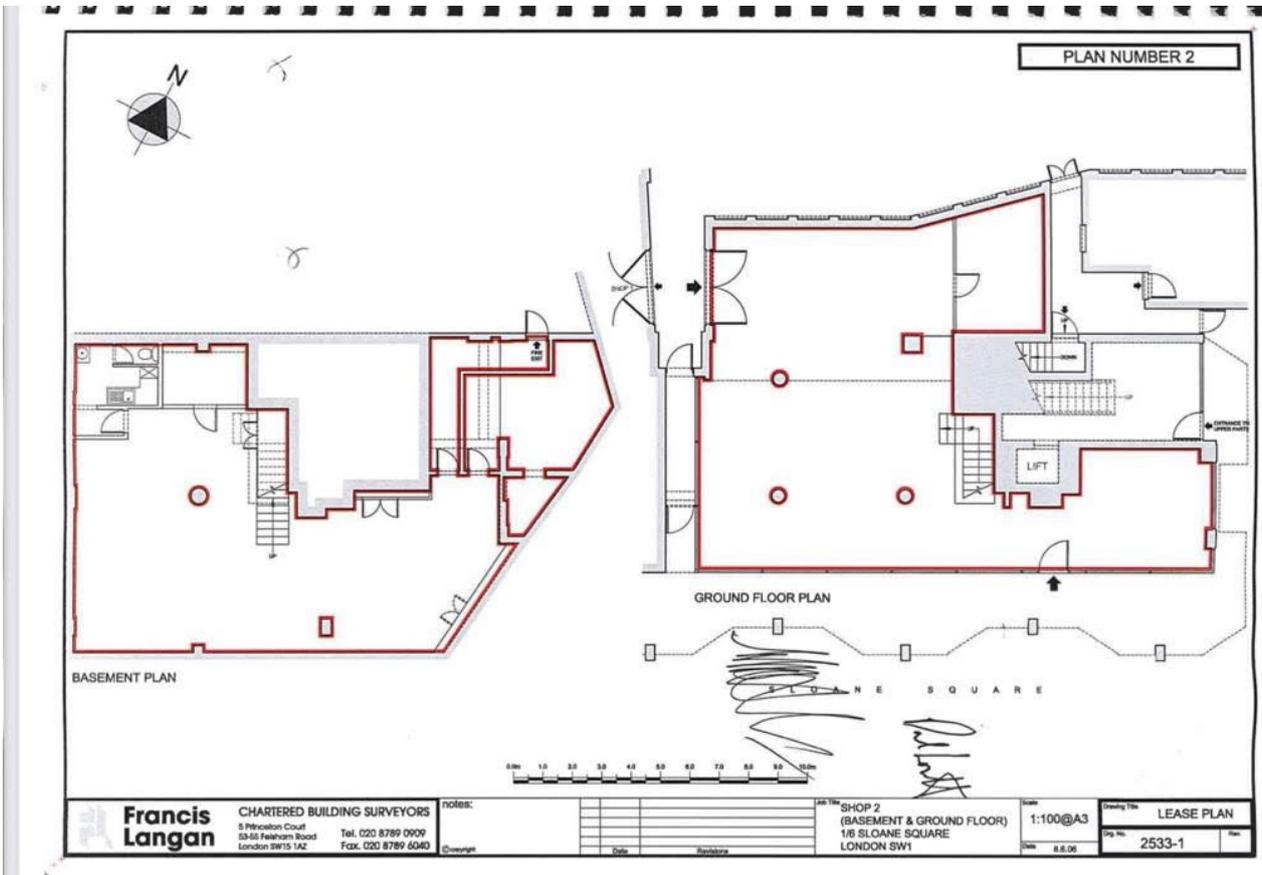
LEGAL COSTS

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

VIEWING

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