



## 94 Kings Road London

- Prime location
- 2,881 sq ft

### Prime lease for sale

#### Location

The unit is located between T2 and Bimba Y Lola with Gerard Darel, Eileen Fisher, Nike Women, Kurt Geiger and Brandy Melville all in the immediate vicinity.

#### Tenure

Available by way of an assignment of an existing lease expiring 24th March 2024. Held on standard Cadogan terms contracted outside of the Landlord and Tenant Act 1954. There is a rolling landlord break option from 24th June 2021. New lease may be available direct from Cadogan.

#### Rent

£296,367 per annum exclusive

#### Accommodation

Approximate net internal areas:

Ground Floor	889 sq ft	82.5 sq m
Basement	1,992 sq ft	185 sq m

**Total: 2,881 sq ft 267.5 sq m**

(Interested parties are advised to verify these areas on site by prior appointment)

#### Timing

Available immediately

#### Business Rates

Rates Value	£227,000
Rates Payable	(18/19) £116,451

Interested parties should make their own enquiries with the Royal Borough of Kensington and Chelsea Council.

#### VAT

All figures are quoted exclusive of VAT, if applicable.

#### Viewing

Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs:

#### Subject to contract

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