

PRIME LEASE AVAILABLE

197 Sloane Street, SW1X 9QX

LONDON

Location

Sloane Street remains one of the most sought after luxury locations in Europe, attracting top quality luxury brands.

Ermanno Scervino and Beulah are immediately adjacent and other retailers trading in the immediate vicinity include **Dolce & Gabbana, Omega, Louis Vuitton, Tom Ford and Hogan.**

Accommodation

The property is arranged over ground floor, first floor and basement providing the following approximate dimensions and net internal floor areas:

Ground Floor	86.58 sq m	932 sq ft
First Floor	62.05 sq m	668 sq ft
Basement	16.44 sq m	177 sq ft
Total	165.07 sq m	1,777 sq ft

Interested parties are invited to confirm these areas on site by prior arrangement.

Rent

A passing rent of £479,540.08 per annum exclusive, subject to annual indexation.

Term

The unit is held on an existing FRI lease, expiring 23rd June 2019. The lease is held outside the provisions of the Landlord and Tenant Act.

Timing

Immediate



Premium

Nil Premium

Rates

Rateable Value: £520,000

Rates Payable: £259,480

Interested parties are advised to verify these figures and investigate any possible transitional relief with The Royal Borough of Kensington & Chelsea Council.

Legal Costs

Each party is to be responsible for their own legal and associated costs.

EPC

An EPC can be provided upon request.

Viewing

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

David Harper

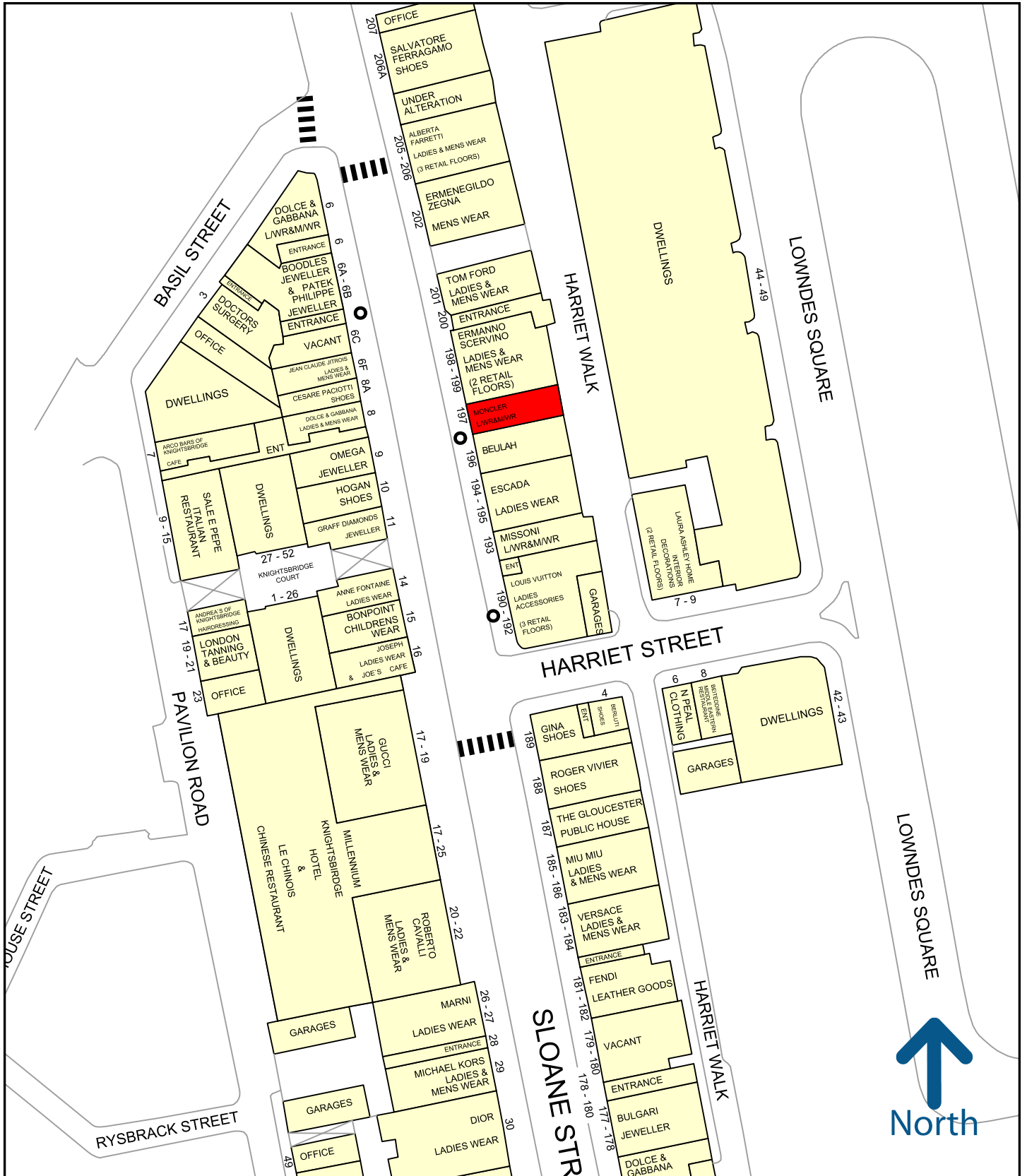
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50 metres

Experian Goad Plan Created: 22/01/2018

Created By: Harper Dennis Hobbs

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