

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET

ATTRACTIVE SHOWROOM UNIT

IN KING'S ROAD, CHELSEA



604 KING'S ROAD, LONDON SW6 2DX

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.







604 KING'S ROAD, LONDON SW6 2DX

LOCATION	The premises are located on the north side of King's Road in the heart of affluent Chelsea, in the fashionable World's End district. Transports connections are excellent with Fulham Broadway station within 7 minutes walk (District line).	
DESCRIPTION	The premises comprises a recently fitted out ground floor and basement showroom unit within an attractive, mid-terrace period building. The premises benefits from a distinctive shop front with prominent glazed frontage to King's Road.	
AREA <i>All areas are stated approximate</i>	Ground floor	753 sq ft/ 69.98 sqm
	Basement	814 sq ft /75.62 sqm
	TOTAL	1,567 sq ft/145.60 sqm
AMENITIES	* Excellent frontage * Excellent ceiling height * Basement trading space * WC	* Self contained * Good natural light * Open plan * Kitchenette
RENT	The current passing rent is £45,000 pax.	
PREMIUM	Offers invited.	
TENURE	Assignment of lease to 24 th July 2032 with mutual break option on 25 th July 2027 and open market rent review on standard terms on 25 th July 2027.	
EPC	E/119	
BUSINESS RATES	We understand that the rateable value of the premises is £54,500. <u>This is not the rates that you pay.</u> The rates payable is based on the uniform business rates percentage, currently 55.5 pence in the £ for 2025/26. Accordingly rates payable are estimated at £30,248 per annum, prior to relief. Under the retail, hospitality and leisure relief scheme, rate payable reduces by 40% from 1 st April 2025 to 31 st March 2026 to <u>£18,149</u> . Interested parties are advised to check this information with Kensington and Chelsea council and confirm eligibility.	
USE	Showroom/retail.	
VIEWING	By appointment with sole agents :- JARVIS KELLER – 020 7251 9226 john@jarviskeller.co.uk 07876 245 302	