

PROMINENT RETAIL UNIT TO LET - SUBJECT TO VACANT POSSESSION

# 170 Walton Street

London, SW3



**Savills London**

33 Margaret  
Street London  
W1G 0JD

[savills.co.uk](http://savills.co.uk)



## Location

The premises are located at the southern end of Walton Street, situated within the heart of the luxury district known as Brompton Cross. The location benefits from a concentration of independent luxury retailers, galleries, showrooms and restaurants.

Retailers close by include **Chanel, Isabel Marant, Poetry, N. Peal, Joseph, Golden Goose, Frame, James Pearse** and **Andrew Martin**. Notable restaurants nearby include **Daphne's, JAKS, Myrtos, Dinings, Volta do Mar** and **Daylesford Organic**.

## Accommodation

The premises are arranged as a townhouse over ground and first floors, benefitting from good natural light. The unit has the additional advantage of a paved garden.

Approximate net internal areas are:-

Ground Floor:	615 sq ft	57.13 sq m
First Floor:	394 sq ft	36.60 sq m
<b>Total:</b>	<b>1,009 sq ft</b>	<b>93.74 sq m</b>



£208,000

Average household income, the highest in London

+148%

Resident neighbourhood spend versus London average

34M+

People use South Kensington underground each year

## Viewing & further information

Strictly by prior arrangement only with:

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Or via our joint agents:

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## Rent

Upon application.

## Tenure

A new lease will be available for a term to be agreed subject to upwards only rent reviews direct from the landlord. The lease is to be outside of the provisions of the 1954 Landlord & Tenant Act Part (II).

## Rates

Rateable Value (2023/24)	£50,000
UBR:	£0.577
Rates Payable (2025/26):	£28,850

*Parties are advised to make their own enquiries to verify upcoming rates payable and whether rates relief.*

## Use

The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

## Legal Costs

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

## EPC

A valid EPC for this property can be made available upon request.




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