



Property Particulars

**MILES COMMERCIAL LTD  
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**FREEHOLD  
RETAIL/OFFICE**

**FOR SALE**

**with vacant possession of upper parts**

**158 WALTON STREET, LONDON SW3**



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25 Ives Street  
London SW3 2ND**

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## **Investment summary**

<b>Address</b>	158 Walton Street, London SW3
<b>Location</b>	The property is situated on the North side of Walton Street in this well established fashionable area of Brompton Cross close to the junctions with Draycott Avenue, Brompton Road and Fulham Road. South Kensington, Knightsbridge and Sloane Square underground stations are close by. Retailers in the vicinity include Andrew Martin International, Joseph, Guisepe Zanotti, Brunello Cucinelli, Pintaldi Jewellery, Chanel, Prada, Paul Smith and Jean Paul Gaultier.
<b>Description</b>	The building is arranged over ground and one upper floor providing a retail unit on the ground floor and an office unit on the upper floor.
<b>Tenure</b>	Freehold with vacant possession of the upper parts
<b>Price</b>	<b>We are instructed to seek offers in the order of £875,000 (eight hundred and seventy five thousand pounds).</b>
<b>Investment considerations</b>	<ul style="list-style-type: none"><li>* Freehold</li><li>* Recognised retail location</li><li>* Good communications to the City and West End</li></ul>

## 1. Location

Walton Street is located in the Royal Borough of Kensington & Chelsea and is approximately one mile south of Hyde Park Corner.

Walton Street is situated within five minutes' walk of Knightsbridge underground station (Piccadilly line) and within easy walking distance of both Sloane Square (Circle and District lines) and South Kensington underground stations (Piccadilly, Circle and District lines).

The area is renowned for the excellent shopping facilities including nearby department stores, Harrods and Harvey Nichols. A location plan is attached. The area also benefits from efficient road communications with easy access to the City, West End, Heathrow and the West via the M4 and M3.

## 2. Situation

The property is on the north side of Walton Street close to its junction with Brompton Road and Draycott Avenue in the heart of a fashionable retail area known as Brompton Cross. Nearby retailers include Andrew Martin International, Joseph, Guiseppa Zanotti, Brunello Cucinelli, Pintaldi Jewellery, Chanel, Prada, Paul Smith and Jean Paul Gaultier..

A goad plan is attached.

## 3. Description

The property comprises of a shop on the ground floor with a garden at the rear. There is separate access to the first floor via a shared lobby which currently consist of a one suite office and adjoining kitchenette and WC.

## 4. Accommodation

4.1 The measurements are as follows:

Ground floor	– sales	288 sq.ft.	26.76 sq.mts.
First floor	– office	280 sq.ft.	26.01 sq.mts.
	- kitchen	77 sq.ft	7.15 sq.mts.
Garden		414 sq.ft	38.46 sq.mts.
<b>Total</b>		<b>645sq.ft.</b>	<b>59.92 sq.mts.</b>

(all areas must be deemed to be approximate)

## 5. Tenure/Tenancy

- 5.1 Ground Floor – Let to Victorian Woodwork Contracts Ltd for a term of 10 years on a full repairing and insuring basis for a term from September 2008, subject to a mutual break option at the expiration of the third year of the term. Current rent is £36,000 pax. The lease is contracting outside the provisions of the Landlord & Tenant Act, 1954 Part II as amended.
- 5.2 First Floor – Vacant possession

## 6. Rates

We have made enquiries of the Rates Dept. of the Royal Borough of Kensington and Chelsea which are as follows:

Ground floor shop	Shop and premises
Rateable value	£34,500
Rates payable (2009/10)	£16,732.50
1 <sup>st</sup> floor	Offices
Rateable value	£9,000
Rates payable (2009/10)	£4,365.00

## 7. VAT

The property is not elected for VAT.

## 8. PRICE

We are instructed to seek offers in the order of **£875,000 (eight hundred and seventy five thousand pounds)**

**For further information please contact:**

Tom Pain of Miles Commercial

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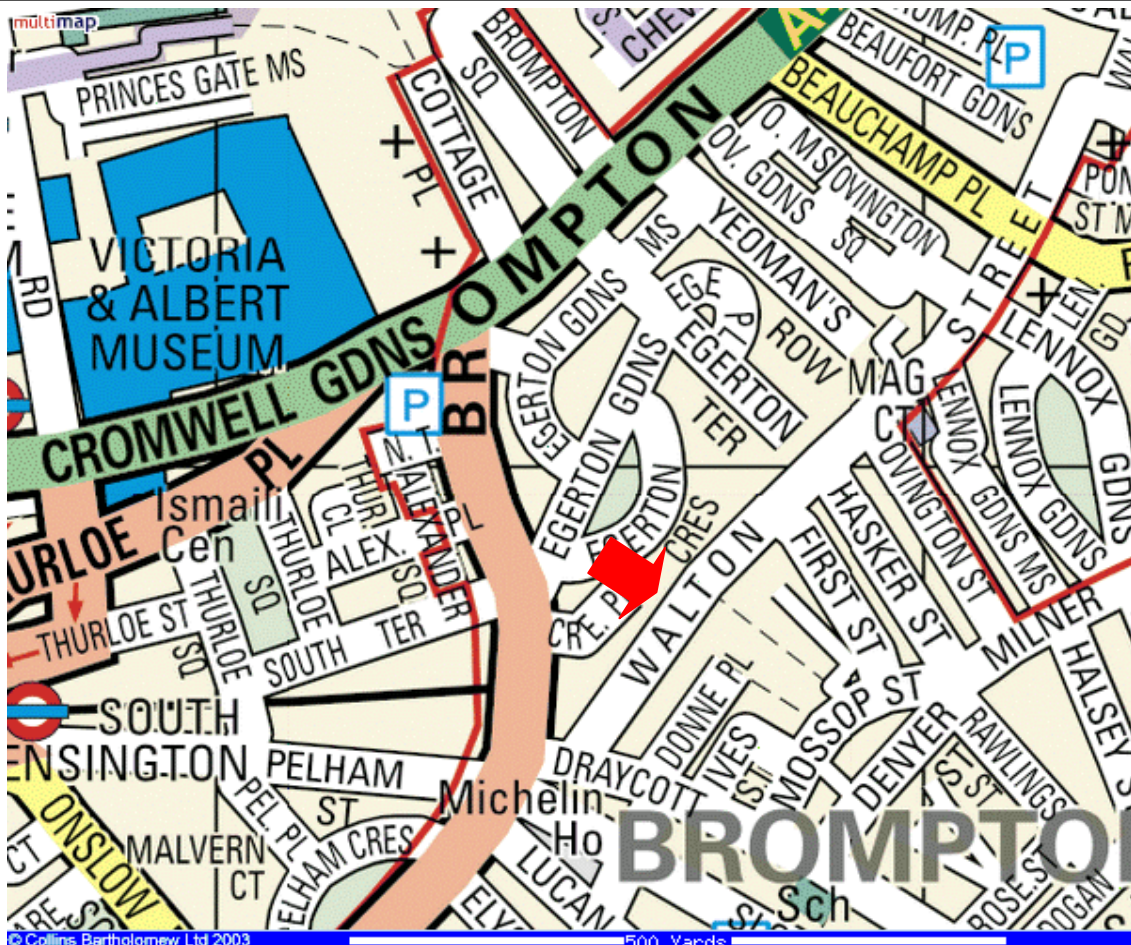
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