

**ATTRACTIVE RETAIL PREMISE
TO LET
78a CHELSEA MANOR STREET
LONDON SW3**



On the instructions of Cadogan Estate



Location

The premises are situated on the eastern side of Chelsea Manor Street in a parade which is a short walk to the popular Kings Road, in a mixed commercial and residential area. Included in the same parade are well known lifestyle and interiors designer, Interiors Bis, amongst other service related retailers.

Accommodation

The property is arranged over ground and basement floors and benefits from a rear garden. There is a wc and kitchenette in the basement and comprises the following dimensions and areas:

	Metric	Imperial
Ground Floor Sales	34.47 sq m	371sq ft
Basement (including kitchen)	<u>38.00 sq m</u>	<u>409 sq ft</u>
Total	72.47sq.mts	780 sq.ft

Lease

A new effectively full repairing and insuring lease is available for a term of ten years on standard Cadogan terms, subject to upward only annual rent increases linked to the retail price index. The lease will be contracted outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

Rent

Rental offers are invited in excess of **£27,500** per annum exclusive.

Rates

Rateable Value (2008/9)	£8,100.00
Rates Payable (2008/9)	£3,742.20

Interested parties are advised to make their own enquiries with the relevant local authority.

Legal Costs

Each party is to be responsible for its own legal costs incurred in the transaction.

Viewing

Strictly by appointment through joint agents Miles Commercial or Nash Bond (Cameron Scott & Michelle Delaney).

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