

# PROMINENT CORNER SHOP LEASE FOR SALE



## RETAIL

70 SLOANE AVENUE  
LONDON, SW3

### ACCOMMODATION

The property which benefits from frontages to both Sloane Avenue and Ixworth Place has the following approximate net internal floor areas and dimensions:

Net Frontage	22 ft 4 ins	6.80m
Return Frontage	60 ft 10 ins	18.55m
Ground Floor	1,307 sq ft	121.5 sq m
Basement - Sales	1,092 sq ft	101.5 sq m
Basement - Stock	613 sq ft	57 sq m
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Total	3,012 sq ft	280 sq m

### TENURE

The shop is held on an effectively full repairing and insuring lease expiring 21st June 2023 at a current rent of £180,000 per annum exclusive. The June 2008 rent review is outstanding.

### PREMIUM

Subject to contract, premium offers are being invited for the benefit of our client's leasehold interest.

### RATES

We are verbally advised by the London Borough of Kensington & Chelsea that the property is assessed as follows:

Rateable Value (2005)	£125,500
Uniform Business Rate (2009/2010)	48.5p in the £
Rates Payable (2009/2010)	£60,625

### TIMING

Possession will be granted upon completion of legal formalities.

### LEGAL COSTS

Each party is to be responsible for its own legal and other associated costs incurred in this transaction.

### LOCATION

The property occupies a prominent corner location at the junction of Ixworth Place and Sloane Avenue opposite **Joseph** and **The Conran Shop**. Other retailers in the vicinity include **Paul Smith**, **Jean-Paul Gaultier**, **Chanel** and **Polo Ralph Lauren**.

### VIEWING

All viewings are strictly by appointment through joint letting agents, **Cushman & Wakefield** ref:

**Peter Mace**

020 7152 5039

peter.mace@eur.cushwake.com

**Johnstone Hall** ref:

**James Hall**

020 7307 0030

**Laurie Stokes**

020 7307 0037

or

**Leslie Perkins**

**Guy Maude**

020 7478 4307

020 7935 5000  
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43/45 Portman Square  
London, W1A 3BG

Misrepresentation Act 1967 and Property Misdescriptions Act 1991  
See important notice overleaf.

