

LOCATION

King's Road spans the London Borough's of Royal Chelsea and Kensington and Fulham and Hammersmith. It has one of the most affluent retail catchments in London. It is located approximately 4 miles south west of Central London and the main transport links in the area are Imperial Wharf (Overground) and Fulham Broadway (District Line).

The King's Road is one of the most iconic interior design retail destinations in London in the heart of Chelsea and forms part of the Chelsea Design Quarter which is a luxury design destination. The Chelsea Design Quarter provides a diverse selection of interior brands concentrated in one area.

The Berkeley Group's King's Road Park development of over 1,800 homes, restoring two Grade II listed buildings and providing 100,000 sq ft of commercial space for an eclectic mix of restaurants, bars and offices is located in close proximity with the first phase due for completion in Q3 2022.

This showroom premises are situated within a modern building on the southern side of the King's Road.

SITUATION

Adjacent occupiers are **Trowbridge** and **The Rug Company** whilst other nearby occupiers include **Argile**, **John Cullen**, **Camerich** and **Megan's** alongside other retailers from the home furnishings and interior design industry.

LEASE

The unit is available by way of a new effectively full repairing and insuring lease to be excluded from the Landlord & Tenant Act 1954 for a term to be agreed subject to an upwards only rent review at the expiry of the 5th year.

The unit is well fitted and available for immediate occupation.

Parking may be available by separate discussions.

RENT

£85,000 per annum exclusive of business rates, service charge and insurance.

LEGAL COSTS

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

EPC

A copy of the Energy Performance Certificate is available once the unit is subdivided.

Accommodation

Ground Floor	50.82 sq m	(547 sq ft)
Mezzanine Sales:	24.43 sq m	(263 sq ft)
Lower Ground Floor:	5.20 sq m	(56 sq ft)

Business Rates, Service Charge & Insurance

Rateable Value (2017)	To be reassessed once the unit is subdivided.
Insurance	£TBC p.a..
Service Charge - for the year ending 31st December 2022.	£TBC p.a..

JAMES MERRETT

Partner
+44 (0)7825 007721
james.merrett@eur.cushwake.com

DEBORAH ADESANYA

Surveyor
+44 (0)7964 555942
deborah.adesanya@eur.cushwake.com

CUSHMAN & WAKEFIELD

43-45 Portman Square
London W1H 6LY
+44 207 152 5000

cushmanwakefield.com

PRIME SHOP TO LET
FULHAM
UNIT 4, 555 KING'S ROAD



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