

UP TO 4,335 SQ FT
OF LETTABLE RETAIL SPACE

279 KING'S RD

LONDON, SW3





HOME TO GLOBAL BRANDS, LEADING UK DESIGNERS & INDEPENDENT RETAILERS

Situated within Essoldo House on King's Road, home to Everyman Cinema, near Old Church Street, this unit sits on one of London's most iconic retail streets.

Renowned worldwide for fashion, lifestyle and dining, King's Road is home to global brands, leading UK designers and independent retailers, drawing a stylish and affluent customer base.



JOIN LOCAL FAVOURITES & NATIONAL STAPLES

Nearby operators include: The Cadogan Arms, Chelsea Grill, Townhouse Nails, Designer's Guild, The Blue Bird. Everyman Cinema, Jeroboams, Little Greene, Joe & the Juice, Face Gym, Get a Drip and Timothy Oulton.



£209,000
local average
income

RBKC has the highest
average individual
income in the UK
and 3.5x the London
Average (ONS)

Footfall Chelsea
2020-2025

+9%
Chelsea

-14.5%
West End

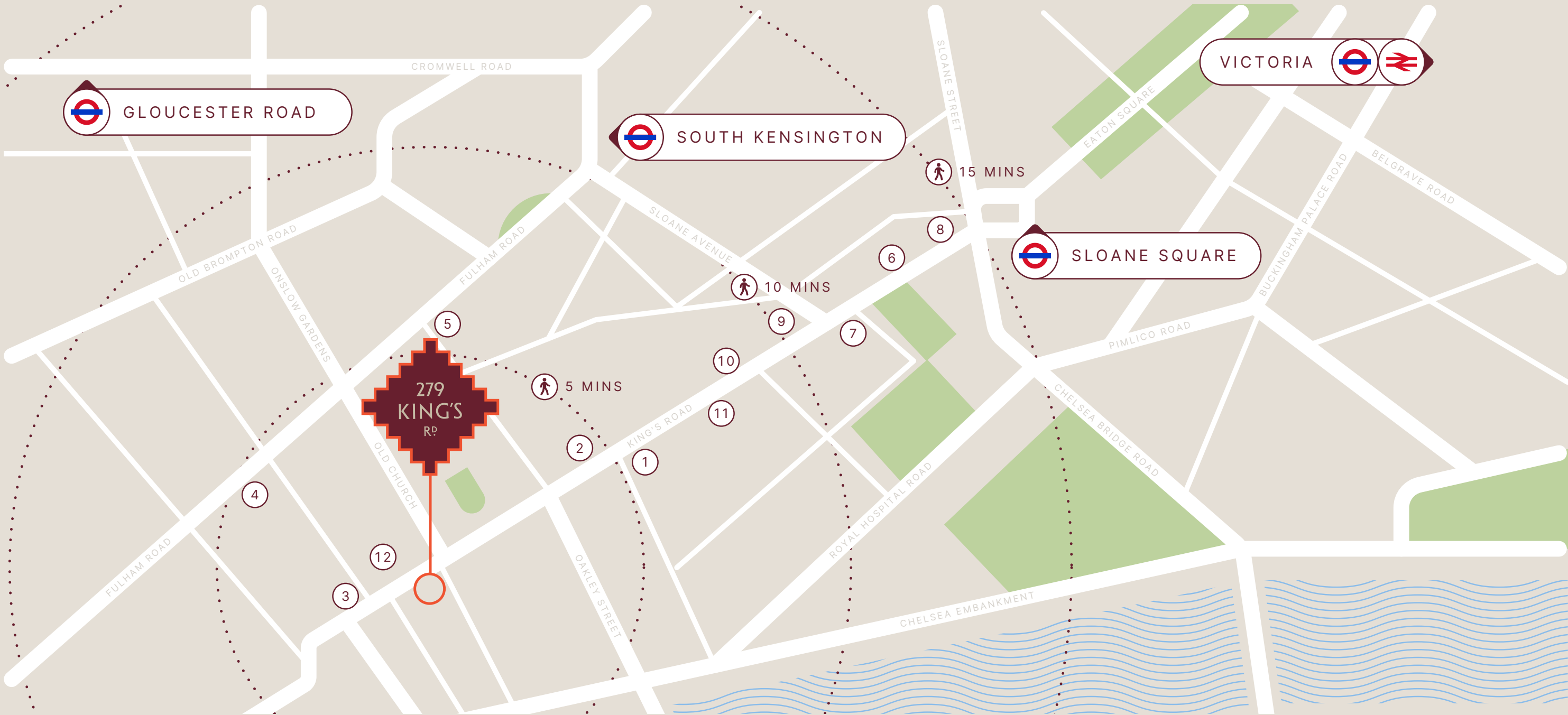
37%

Chelsea visitors are in the most
affluent consumer group vs
London average of 20% (Javelin)

Over
18,000

workers within 5 minute walk





THE REST OF LONDON ON YOUR DOORSTEP

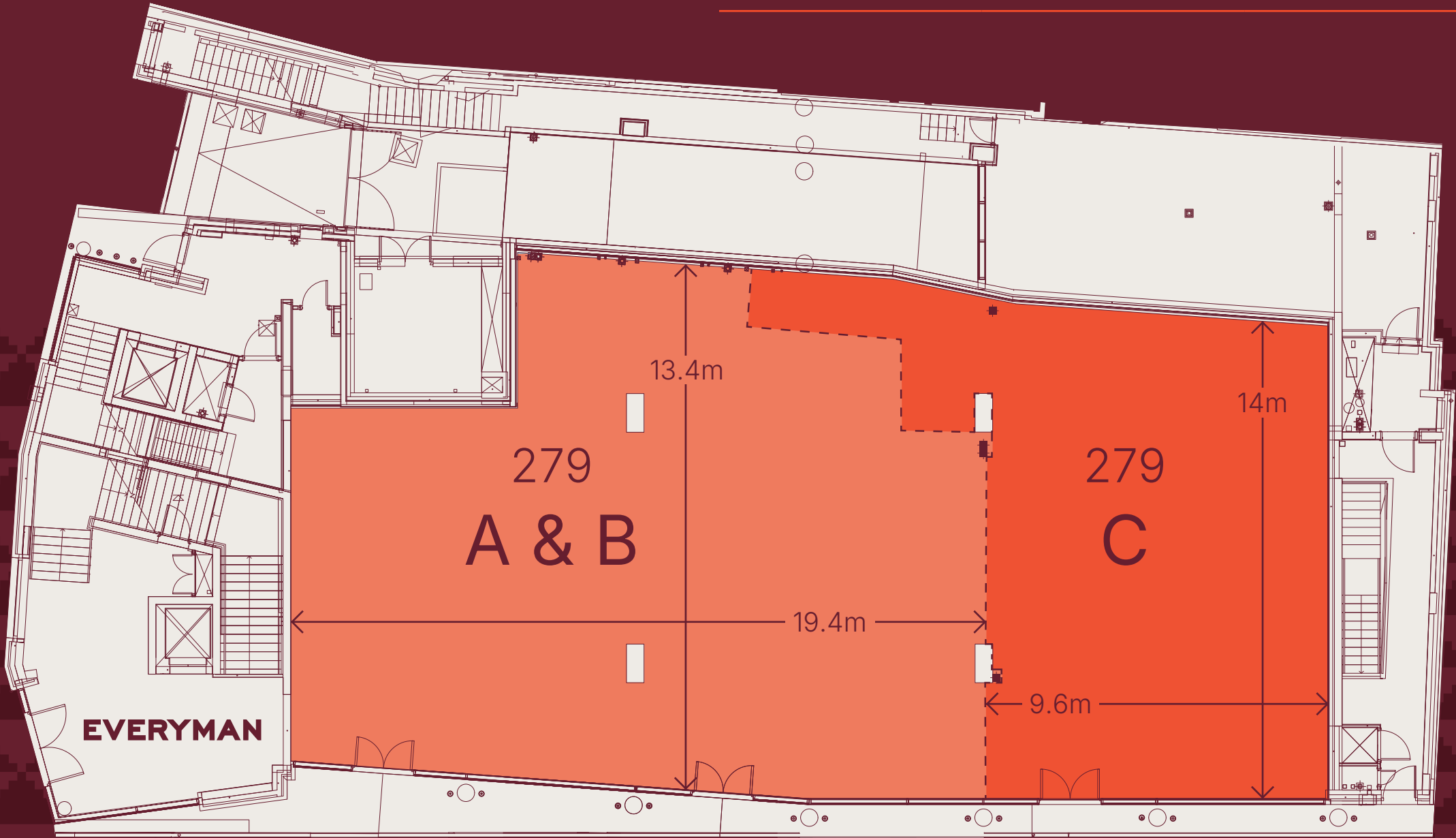
The property is well positioned with Sloane Square Underground Station approximately 0.9 miles to the East, and South Kensington Underground Station 0.5 miles to the North.

- | | | | |
|--------------------|----------------------|---------------|-------------------|
| 1
ANTHROPOLOGIE | 2
ARKET | 3
BLUEBIRD | 4
JOSÉPHINE |
| 5
OurHouse | 6
lululemon | 7
NIKE | 8
PETER JONES |
| 9
RIXO | 10
STICKS N SUSHI | 11
THE IVY | 12
THIRD SPACE |

OFFERING FLEXIBLE RETAIL SPACE

We are pleased to present this opportunity available as two separate units, or combined to create an impressive flagship. The properties are arranged over ground floor only and comprise the following approximate net internal floor areas:

ADDRESS	AREA SQM	AREA SQ FT
279 A & 279 B	255	2,743
279 C	146	1,573
279 Combined	403	4,335



OLD CHURCH STREET

KING'S ROAD

Not to scale. Indicative only.



RENT

The quoting rents for the configurations are as follows:

279 A+B	POA
279 C	POA
279 Entire	POA



TENURE

The unit is offered by way of a new effectively full repairing and insuring lease for a term to be agreed. The lease will be contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.



BUSINESS RATES

The properties have been assessed on the rating list as follows:

	279 A & 279 B	279 C
Rateable Value	£250,000	£135,000
UBR	43p	43p
Rates Payable (2026/27)	£107,500	£58,050

Interested parties are advised to make their own enquiries with Royal Borough of Kensington and Chelsea.



SERVICE CHARGE

The service charge for the properties for the current year are as follows

279 A & 279 B	£4,800
279 C	£2,400



INSURANCE

The insurance premium for the current year are as follows

279 A & 279 B	£3,800
279 C	£2,200



EPC

279 A & 279 B	B37
279 C	B30



PLANNING

The property benefits form Class E planning.
We are looking for operators who do not require extract.



POWER

100A 3 phase power supplied to each unit.



LEGAL COSTS

Each party to bear their own costs.

279
KING'S
RD

CONTACT

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FOR VIEWINGS PLEASE CONTACT:

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