



488

Kings Road, London, SW10 0LF

**TO LET - PRIME RETAIL
SHOWROOM ON KING'S
ROAD, CHELSEA, LONDON
SW10**

970 sq ft
(90.12 sq m)

- Glazed Frontage
- Front Courtyard
- Excellent Location

Summary

Available Size	970 sq ft
Passing Rent	£37,000 per sq ft
Rates Payable	£7,235.50 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A well-presented mid-terrace retail showroom offering excellent glazed frontage onto King’s Road. The property features a stylish interior with exposed brickwork, wood flooring, a rear forecourt and contemporary lighting, creating a bright and inviting display space. The showroom benefits from abundant natural light, a well-fitted kitchen, and modern WC facilities, making it ideal for luxury retail, interior design, or high-end showroom use.

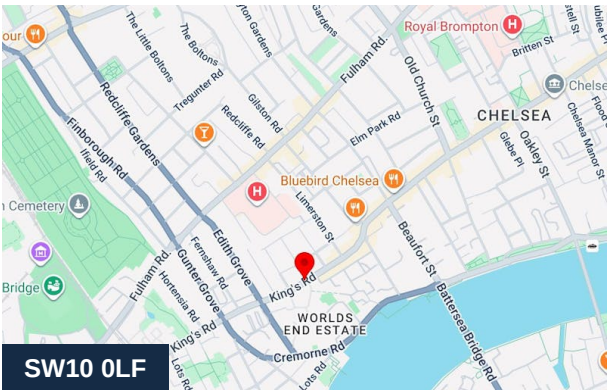
Location

The property is prominently located within one of London’s most desirable retail and showroom destinations. King’s Road is renowned for luxury retail, high-end showrooms, and interior design brands, attracting strong footfall and affluent shoppers. Nearby occupiers include Ralph Lauren, Anthropologie, Design Centre Chelsea Harbour, and Tiffany & Co. The area offers excellent transport links via Fulham Broadway (District Line), Imperial Wharf (Overground), and multiple bus routes, connecting to South Kensington, Knightsbridge, and Fulham. This stretch of King’s Road is a prime location for premium retail, flagship stores, and interior design showrooms in West London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales Area	142	13.19	Available
Basement - Showroom	533	49.52	Available
Upper Ground	197	18.30	Available
Basement - Storage	98	9.10	Available
Total	970	90.11	



Viewing & Further Information

Kathryn Cowan
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kc@cowanandrutter.co.uk

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970 sq ft – 90.11 sq m approx.



KEY INFORMATION

Size	970 sq ft / 90.12 sq m	Business Rates	£7,235.50 pa
Guide Rent	Price on Application	Service Charge	TBC
Tenure	Lease assignment with a remaining term to December 2029	Insurance charge	£1,543.50 pa

Cowan & Rutter LLP
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Cowan & Rutter LLP is registered in England and Wales under partnership No. OC368959

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DESCRIPTION

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ACCOMODATION

The areas set out below are on a Gross Internal Area (GIA) basis:

Area	Size	
Ground Floor	142 sq ft	13.19 sq m
Mezzanine	197 sq ft	18.30 sq m
Rear showroom	533 sq ft	49.52 sq m
Basement store	98 sq ft	9.10 sq m
Total	970 sq ft	90.12 sq m

TENURE

An FRI-lease assignment for a period expiring on 14th December 2029.

GUIDE RENT

Price on Application

MANAGEMENT FEE AND BUILDINGS INSURANCE

£946.75 pa

BUSINESS RATES

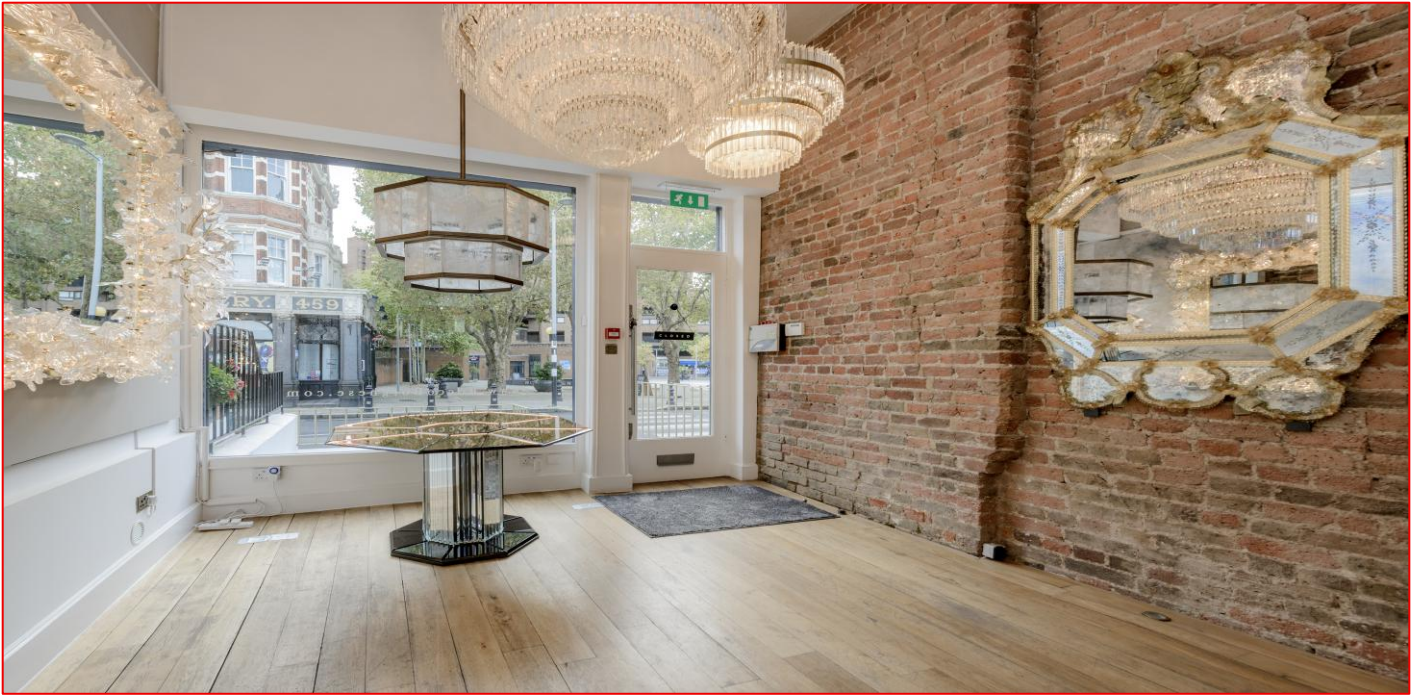
£7,235.50 pa. We recommend that you verify this information independently by calling the Royal Borough of Kensington and Chelsea on 020 7361 2828.

LEGAL FEES

Each party to pay their own legal fees incurred in the transaction.

COWAN & RUTTER

COMMERCIAL AND RESIDENTIAL PROPERTY ADVISORS



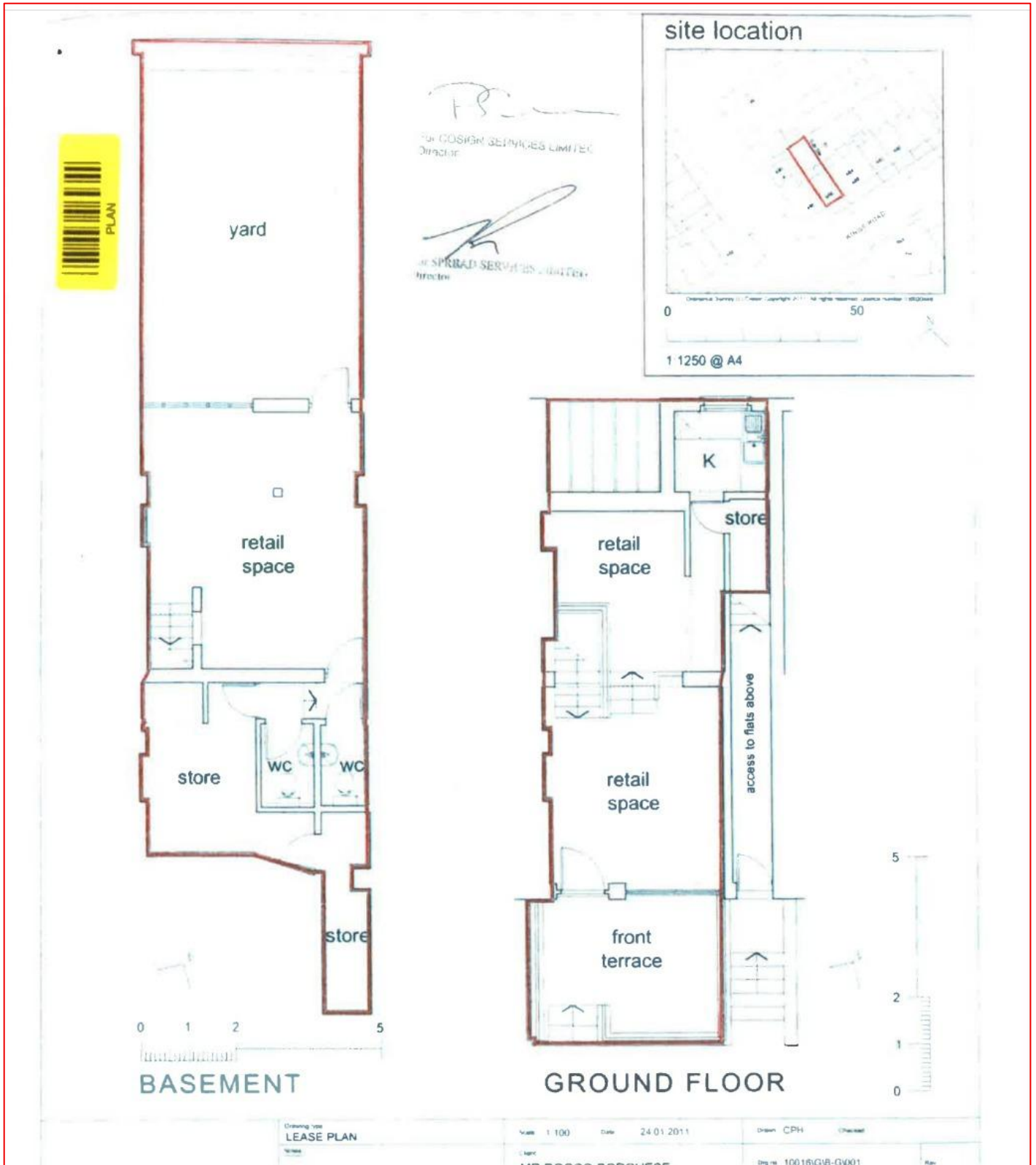
Misrepresentation Act 1967: Cowan & Rutter for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that. These particulars do not constitute any part of, an offer or contract 2. None of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Cowan & Rutter nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



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VIEWINGS – BY PRIOR APPOINTMENT WITH SOLE AGENT

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Details prepared on 03/11/2025