

****A2 Shop to Let****

2 Cale Street
London SW3



Prime Retail Unit

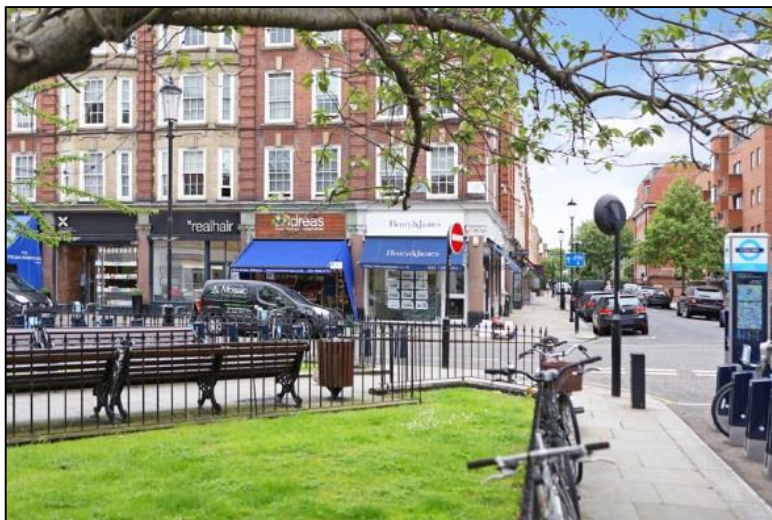
on Chelsea Green

897 Sq Ft (83.33 Sq M)

LOCATION:

The property is situated on the corner of Cale Street and Elystan Street on Chelsea Green in the heart of Chelsea. The shops and restaurants of the Kings Road are a two minute walk. Sloane Square underground station (District and Circle Lines) is a ten minute walk.

020 7522 8500



DESCRIPTION: 2 Cale Street comprises 897 sq ft spread over ground and lower ground floors and has a gross window frontage of 13.6 m. The permitted planning use is for an A2 user.

FLOOR AREAS:

Floor	Area sq ft	Area sq m
Ground Floor	432	40.13
Lower Ground Floor	465	43.20
TOTAL	897	83.33

SPECIFICATION:

- Air cooling
- Cat V cabling
- Excellent natural light
- Spot lights
- Tiled floor
- Prominent corner location

LEASE: An assignment of the existing lease for a term expiring December 2017 at a rent of £46,000 per annum. The lease benefits from the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 (part II), as amended.

BUSINESS RATES: The rates payable for the year 2016/2017 are £16,773.75.

PREMIUM: Premium offers are invited for the benefit of this lease.

LEGAL COSTS: Each party to be responsible for their own legal costs.

VIEWINGS: Strictly via appointment with the sole letting agents **MELLERSH & HARDING**

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