

4a SLOANE STREET, LONDON, SW1X 9LA



LOCATION:

The property is located at the busier, more cosmopolitan end of Sloane Street, near the Candy and Candy 'One Hyde Park' development. The unit is situated opposite **Harvey Nichols, Ferragamo** and **Alberta Ferretti**, and in close proximity to **Dolce & Gabbana, Louis Vuitton, Boodles** and the new **Missoni** store.

ACCOMMODATION:

The shop is unique in that it has a 5 metre frontage, but just 338 sq ft sales and therefore offers great visual presence for the money.

The property comprises the following areas and dimensions:

Ground Floor Sales:	338 sq ft	31.40 sq m
Basement Auxiliary:	186 sq ft	18.27 sq m
Vaults:	97 sq ft	9.01 sq m

LEASE TERMS:

The current lease expires 24th December 2015. The passing rent is £147,000 per annum.

PREMIUM:

Premium offers in excess of £125,000 are invited.

BUSINESS RATES:

Rateable Value:	£128,000
Rates Payable (09/10):	£62,080

Interested parties are advised to make their own enquiries with the local authority's business rates department (020 8315 2082).

ENERGY PERFORMANCE CERTIFICATE:

An EPC has been commissioned and will be made available to all interested parties.

LEGAL COSTS:

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

VIEWING:

Inspections can be arranged through:

Peter Woods pwoods@ormeretail.co.uk
or
Ben Symes bsymes@ormeretail.co.uk

December 2009

MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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