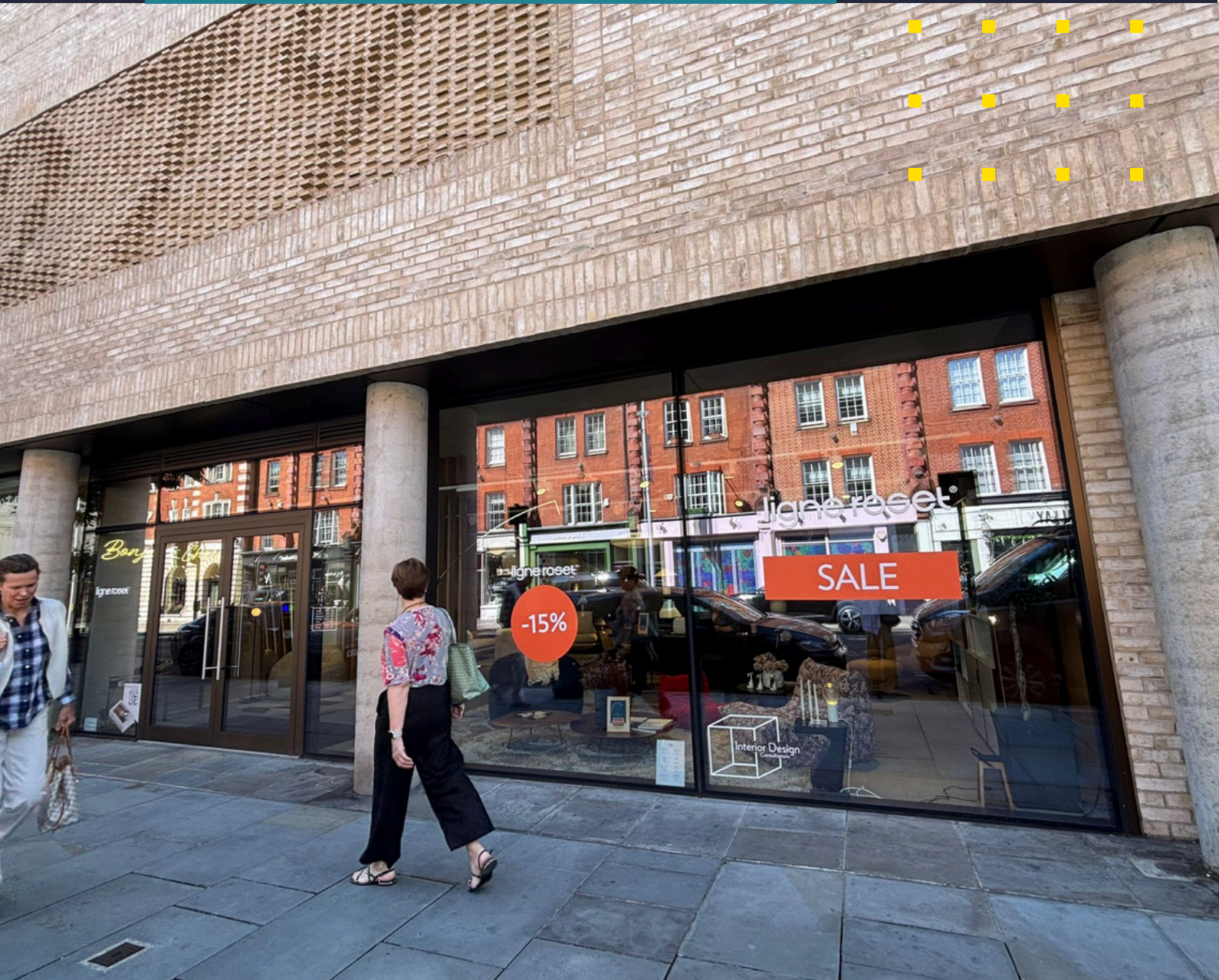


ASSIGNMENT OF EXISTING LEASE

# Essoldo House - 279c King's Road Chelsea, SW3



**Savills London**

33 Margaret  
Street London  
W1G 0JD

[savills.co.uk](http://savills.co.uk)



## Location

Essoldo House is located on the southern side of the King's Road between Old Church Street and Paultons Square. A unique modern residential and retail development occupying a prominent corner location in Chelsea.

The unit is close to the **Bluebird Bar & Restaurant**. Other nearby retailers include **Little Greene, Antique Modern Mix, Love My Human Townhouse, Penelope Chilvers, Pink City Prints, Aspiga, Joe & The Juice** and **Everman Chelsea**.

## Accommodation

The property is arranged over ground floor only comprising the following approximate areas:

Ground Floor:	1,608 sq ft	149.4 sq m
<b>Total:</b>	<b>1,608 sq ft</b>	<b>149.4 sq m</b>



## Viewing & further information

Strictly by prior arrangement only with:

**Phoebe Bates**

phoebe.bates@savills.com  
+44 (0) 7936 099 500

**John Lyons**

john.lyons@savills.com  
+44 (0) 7917 657 751



## Rent

£140,000 pa annum exclusive.

Premium Offers Invited.

## Tenure

The premises are available by way of an assignment of the exiting lease, expiring on the 6th January 2032 at a passing rent of £140,000 per annum exclusive. The Lease is subject to a mutual break and rent review on the 7<sup>th</sup> January 2027.

## Rates

Rateable Value (2023)	£106,000
UBR:	£0.579
Rates Payable (2025/26):	£61,374

*Parties are advised to make their own enquiries to verify upcoming rates payable and whether rates relief may apply.*

## Service Charge

Upon request.

## Use

The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

## Legal Costs

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

## EPC

A valid EPC for this property can be made available upon request.




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