

49 KING'S ROAD

LONDON SW3

Flagship Corner Opportunity
Prime King's Road





LOCATION

Located in the Royal Borough of Kensington & Chelsea, the wealthiest borough in the UK, the King's Road has long held the reputation for being one of London's leading fashion locations.

Its loyal, affluent residential base and strong international tourist flow, sets the King's Road apart.

CGI FOR ILLUSTRATIVE PURPOSES ONLY.



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Join London's most prestigious neighbourhood



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SATCHI GALLERY



KING'S ROAD

Its reputation as one of the world's most famous shopping and lifestyle destinations has led to a compelling mix of global and independent retailers, galleries, bars and restaurants creating a unique environment.

An extensive refurbishment is to be undertaken to create a landmark retail corner flagship opportunity.

Situated in the heart of the King's Road, close to Sloane Square the premises are positioned on the corner of Royal Avenue having a wide pedestrian area immediately to the frontage.



DUKE OF YORK SQUARE

London's leading fashion location



KEY DEMOGRAPHIC DATA

49 KING'S ROAD



£208,000 average household income, the highest in London

OFFICE FOR NATIONAL STATISTICS



Royal Borough of Kensington & Chelsea most populated catchment in London reaching **11.5 million**

CACI



Over **1.58 million visitors** to Chelsea in Bloom 2025

KING'S ROAD PARTNERSHIP



King's Road **footfall YOY +7% 2025 v 2024**, compared to +3.2% West End

RENDLE INTELLIGENCE AND INSIGHTS



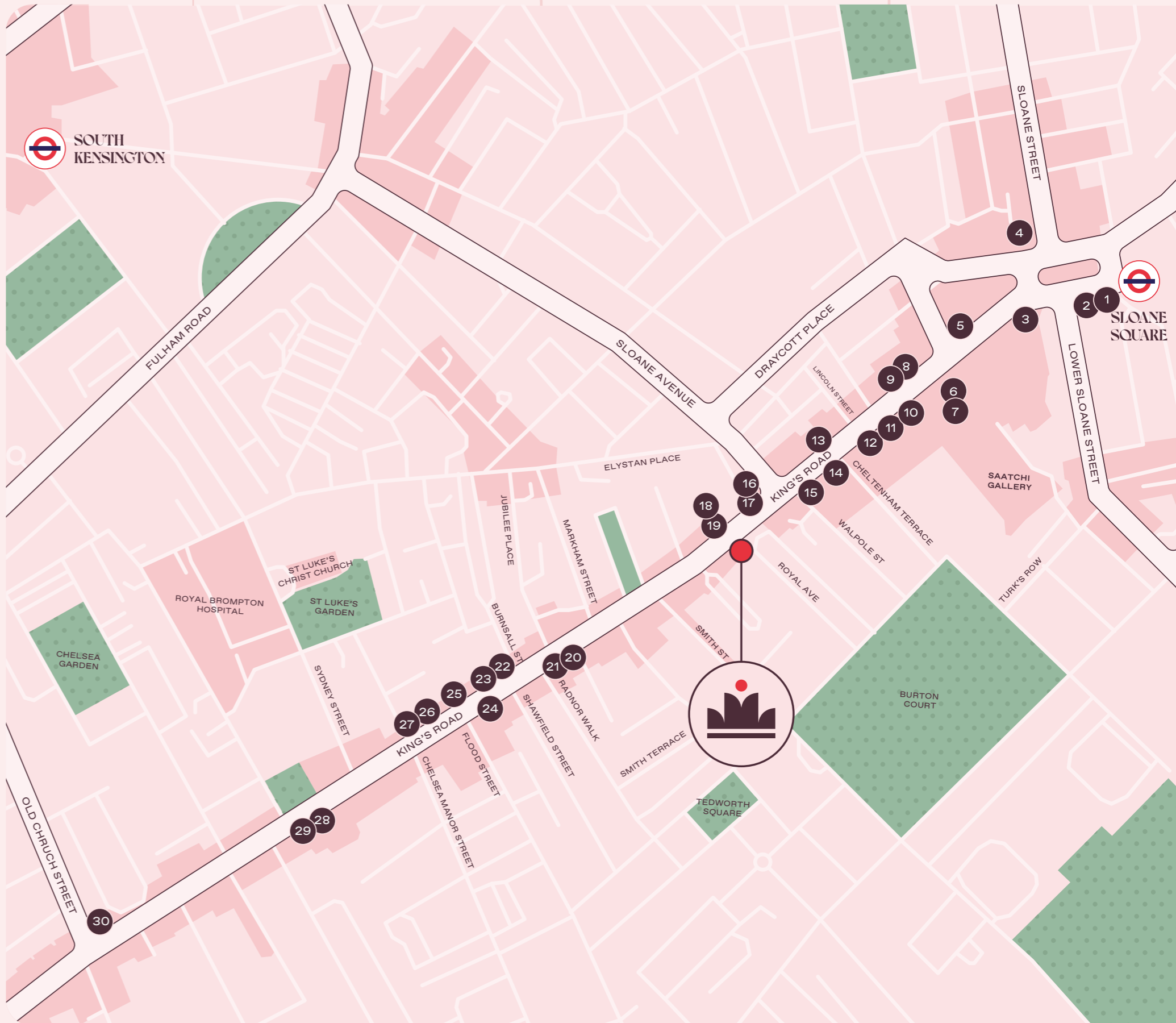
Sloane square **YOY positive footfall growth since 2020**

MRI 2025



SITUATION

- 1. MARTINO'S
- 2. DEMELLIER LONDON
- 3. Reformation
- 4. OTTOLENGHI
- 5. PETER JONES
- 6. self-portrait
- 7. ZARA HOME
- 8. lululemon
- 9. LUCA FALONI
- 10. SPACENK
- 11. VARD0
- 12. SOHO HOME
- 13. FARM RIO
- 14. alo
- 15. IXGIEL
- 16. RIXO
- 17. VARLEY
- 18. KWAY
- 19. WHOLE FOODS MARKET
- 20. maje
- 21. STICKS N SUSHI
- 22. SIRPLUS
- 23. ME+EM
- 24. ANTHROPOLOGIE
- 25. WAITROSE & PARTNERS
- 26. ARKET
- 27. MANGO
- 28. THE IVY
- 29. GAIL'S
- 30. THE CADOGAN ARMS

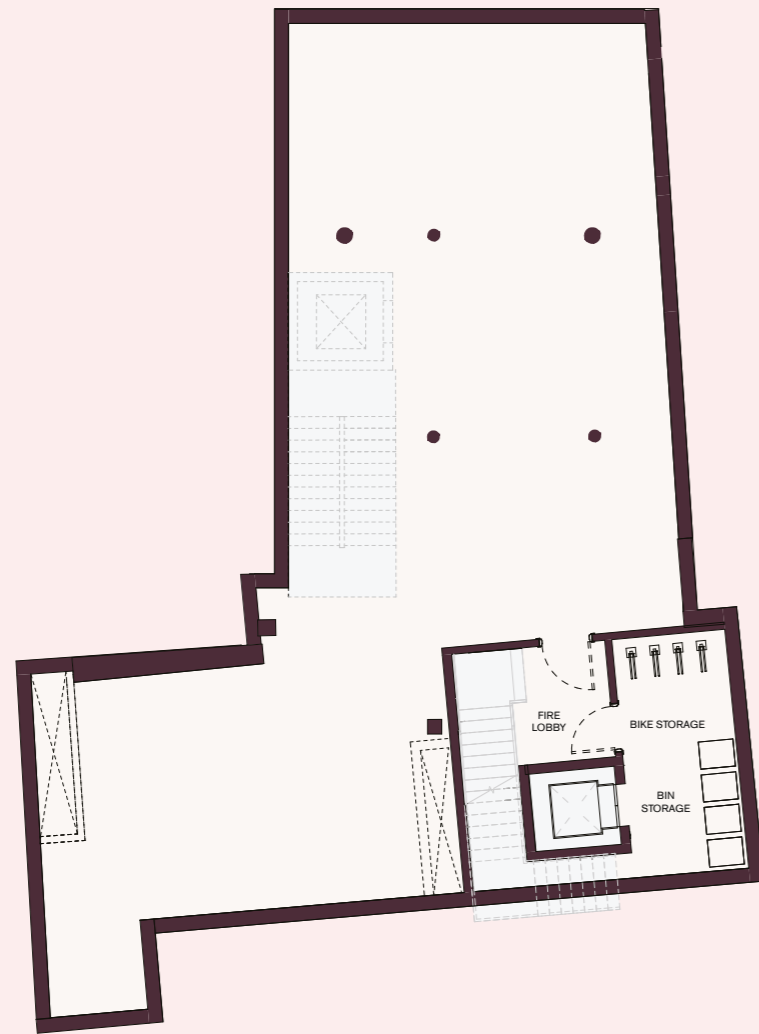




Excellent floor to ceiling heights

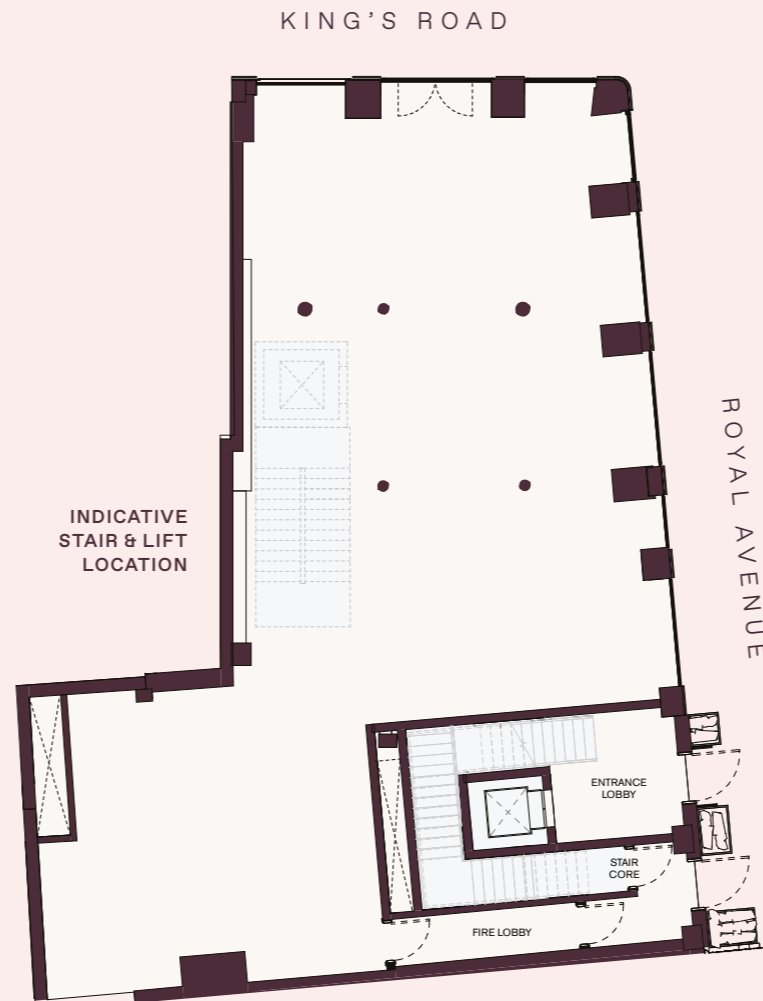
Basement

1,705 SQ FT / 158.4 SQ M



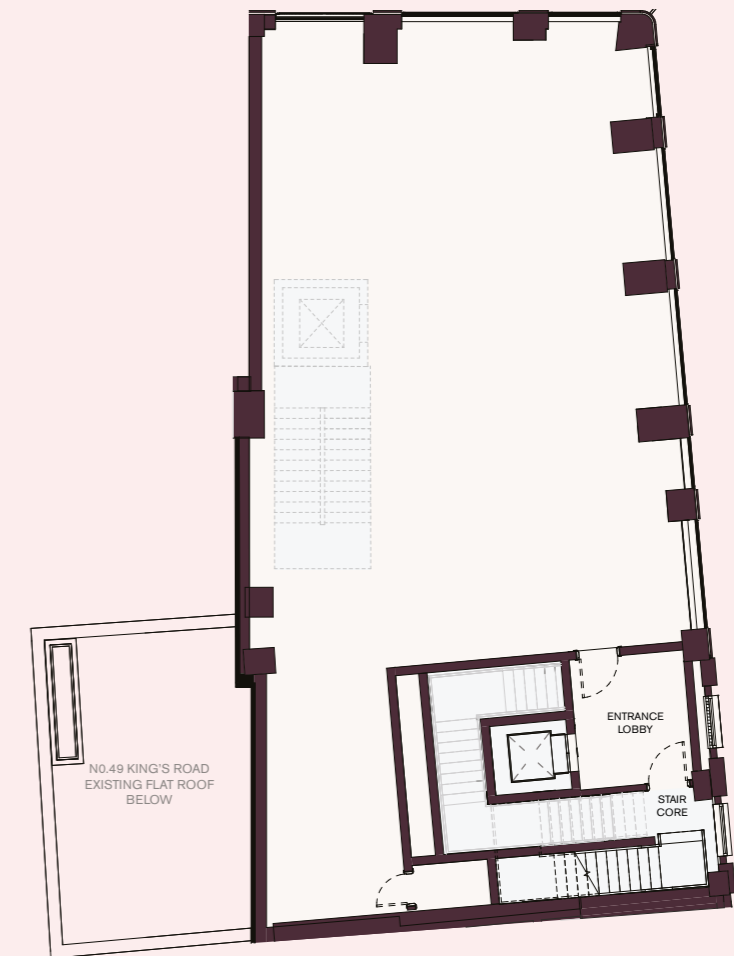
Ground

2,126 SQ FT / 197.5 SQ M



First

1,778 SQ FT / 165.2 SQ M



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TOTAL AREA: 5,600 SQ FT / 521 SQ M

NOT TO SCALE. INDICATIVE ONLY & SUBJECT TO PLANNING.



FURTHER INFORMATION

Leasing

TENURE

The unit is available by way of a new full repairing and insuring lease for a term to be agreed, contracting outside of the security of the tenure provisions of the Landlord & Tenant Act 1954 and in accordance with the landlords standard leasing policies.

RENT

On application.

USE

Subject to planning, the premises will be comprehensively refurbished to provide Class E accommodation.

RATES

To be reassessed on completion of landlord works.

SERVICE CHARGE & INSURANCE

On application.

EPC

EPC will be assessed on completion of landlord works. Landlord is targeting EPC A.



Contact



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M
MARTIN'S
PROPERTIES

**KING'S
ROAD
PARTNERSHIP**

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