



**1 Ives Street, London, SW3 2ND**

**Location**

The premises are located on Ives Street, off Draycott Avenue, close by to Fulham Road, Kings Road and Brompton Road in South Kensington. The area provides a wide-ranging mix of restaurants, bars, retail stores and leisure attractions and is a popular daytime and evening destination on weekdays and weekends. The area benefits from an affluent residential catchment and the unit is situated close to South Kensington and Sloane Square Stations. Nearby operators include KX Gym, Gaucho, Bottles, 28-50, Daphne's and numerous other independent and corporate operators.

For a greater understanding of the location please review the following link: [Google Street View](#)

**Description**

The premises occupy the ground floor and basement of a 3 storey building on an attractive mews street and are fully fitted as a Pilates and fitness studio. The ground floor comprises reception area and studio, whilst the basement consists of separate men and women's changing rooms and WC's.

The approximate gross internal areas are as follows;

Ground Floor	624 sq ft	58 sq m
Basement	431 sq ft	40 sq m
<b>Total</b>	<b>1,055 sq ft</b>	<b>98 sq m</b>

**Tenure**

The premises are available on a new lease for terms to be agreed.

**Rent**

Rental offers in the region of £80,000 pax will be considered.

**Planning**

The premises benefit from E Class Use (D1/D2).

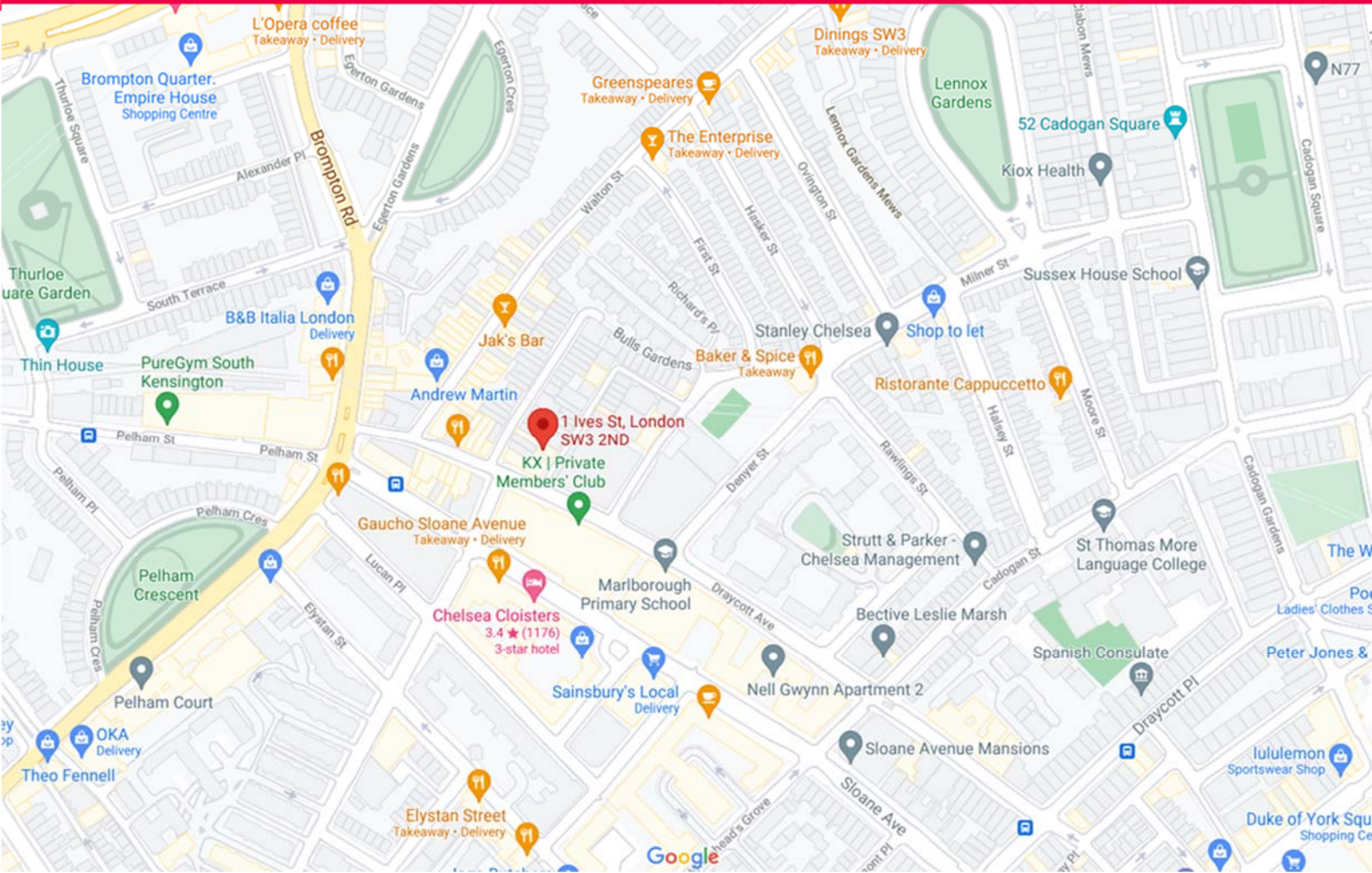
**Further Details**

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffey Lyons: [dcl.co.uk](http://dcl.co.uk)

**Louie Gazdar**  
Agent  
0207 299 0745  
[lgazdar@dcl.co.uk](mailto:lgazdar@dcl.co.uk)

**Rob Meadows**  
Executive Director  
0207 299 0738  
[rmeadows@dcl.co.uk](mailto:rmeadows@dcl.co.uk)



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