



MILES COMMERCIAL
SURVEYORS, LAND & PROPERTY CONSULTANTS

25 Ives Street
Knightsbridge
London SW3 2ND
Tel : +44 (0)20 7581 9722

VIRTUAL FREEHOLD INVESTMENT OPPORTUNITY

**144 Old Brompton Road,
South Kensington,
London SW7**



Location

The property is located on the north side of Old Brompton Road, opposite the H.R. Owen Ferrari showroom. Nearby occupiers include Knight Frank, The Drayton Arms, Duke of Clarence, Margaux, Sea Island Coffee and Parson's Nose.

The premises are well served by public transport being situated on numerous bus routes and nearby South Kensington (District, Circle & Piccadilly) and Earl's Court Underground Station (Piccadilly & District Lines).

Description

The property is mid-terrace and the retail unit is arranged over ground floor and basement. The upper floors are residential and sold off on a long leasehold interest.

Retail Accommodation

The approximate net internal floor areas for the retail unit are as follows: -

<u>FLOOR</u>	<u>SQ. FT</u>	<u>SQ.M</u>
Ground	457.00	42.46
Basement	654.00	60.76
Total	1,111.00	103.22

Tenure

The ground floor and basement virtual freehold is available for a term expiring 25th March 2939.

Tenancy

The ground floor and basement retail unit is let at a passing rent of £51,000 pax to Thamesview Estate Agents Limited on a FRI lease for a term of 10 years from 14th July 2015. The lease is held within the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 part II (as amended). There is an upwards only rent review to open market value 13th July 2020. The Estimated Rental Value is £60,000 pax

VAT

We understand the premises are not currently registered for VAT.

Price

We are instructed to seek offers in excess of **£1,225,000 (One Million Two Hundred and Twenty-Five Thousand Pounds)** subject to contract and exclusive of VAT for the freehold interest. A purchase at this level reflects a net initial yield of 3.88% (based on normal purchaser's costs).

EPC

Available on request

Legal Costs

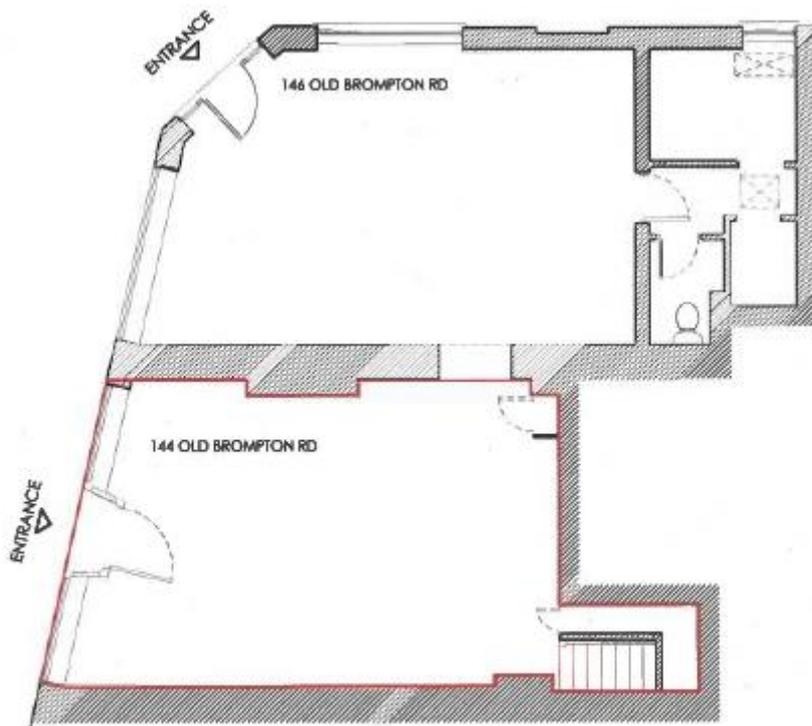
Each party to bear their own

Possession

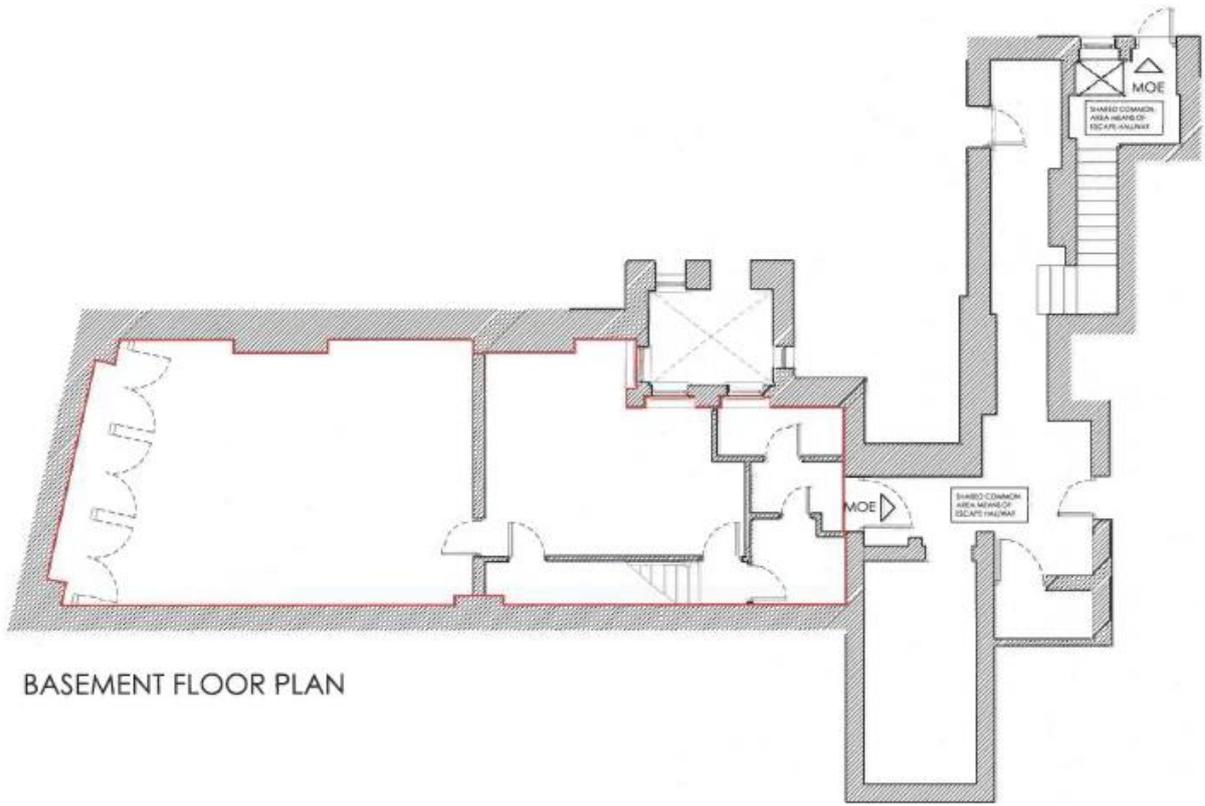
Immediate upon completion of legal formalities

Floor Plans

Floor plans for identification purposes only, not to scale.

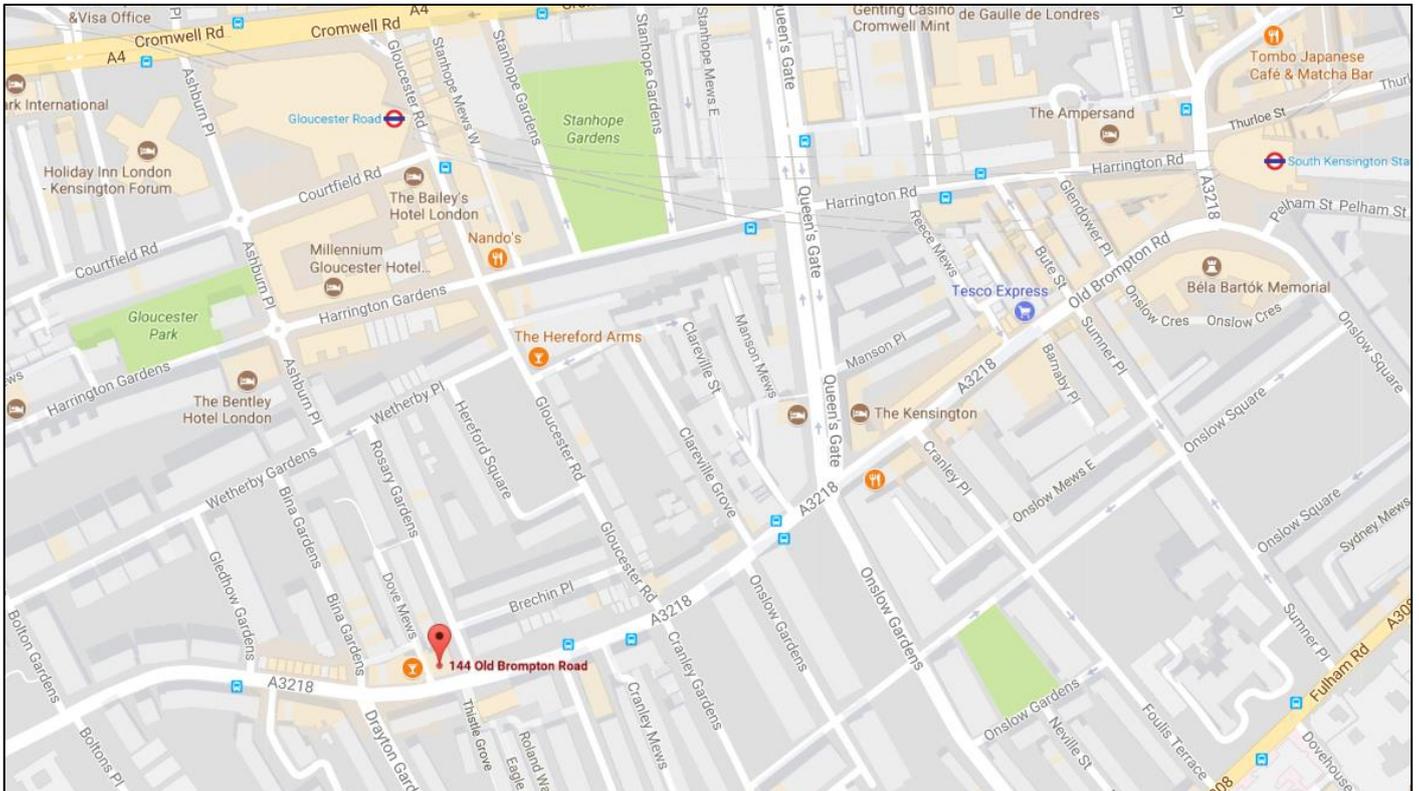


GROUND FLOOR PLAN



BASEMENT FLOOR PLAN

Location



Source: google maps

Contact

For further information or to arrange a viewing please contact:

Ian Simpson

T 020 7590 8957

E ian@milescommercial.co.uk

Michael Hole

T 020 7581 8954

E michael@milescommercial.co.uk



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5. Miles Commercial Limited have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard. (November 2017)

Miles Commercial Limited trading as Miles Commercial, registered in England at NatWest Bank Chambers, 55 Station Road, New Milton, Hampshire BH25 6JA
Company registration No:2591029