



**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
<b>Total</b>	<b>1,111.00</b>	<b>103.22</b>

## Tenure

---

The ground floor and basement virtual freehold is available for a term expiring 25<sup>th</sup> 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 14<sup>th</sup> 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 13<sup>th</sup> 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**

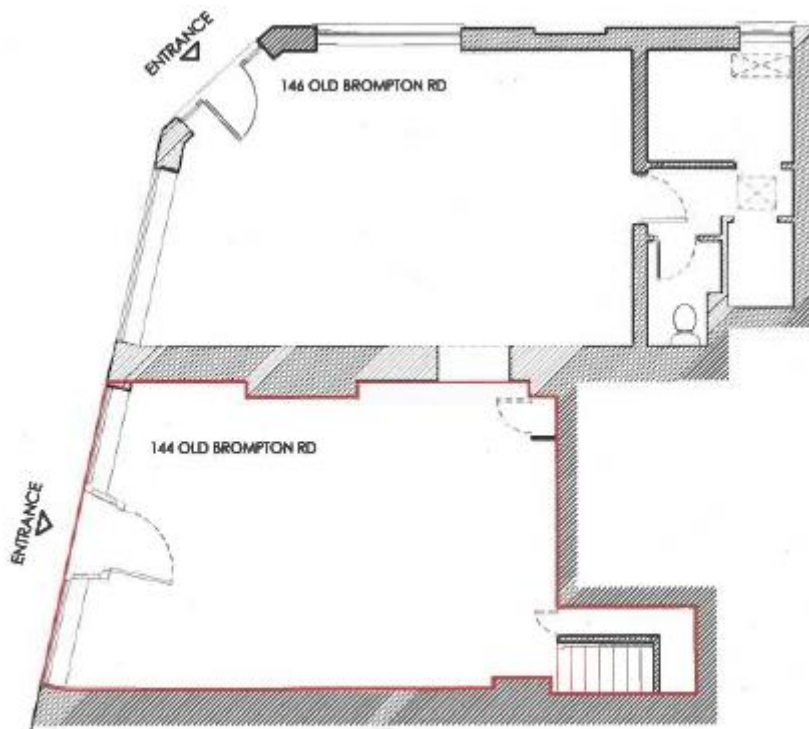
---

Immediate upon completion of legal formalities

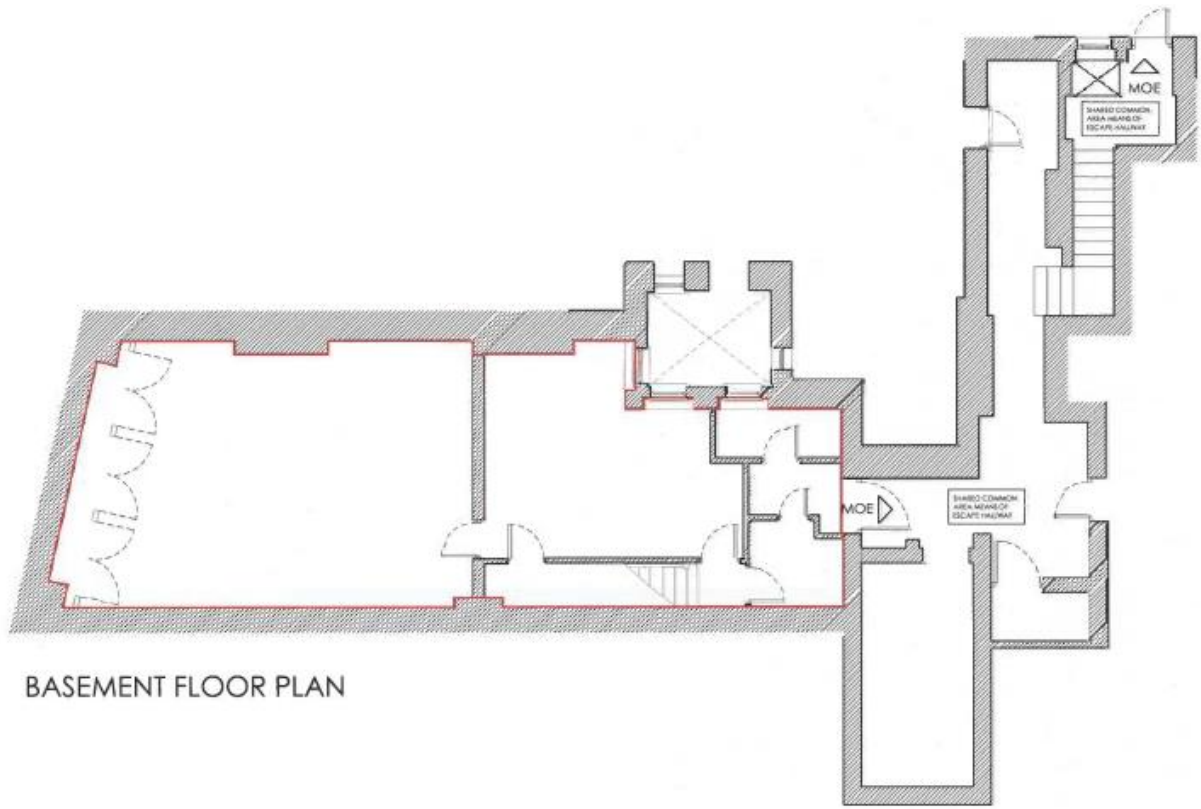
## **Floor Plans**

---

Floor plans for identification purposes only, not to scale.

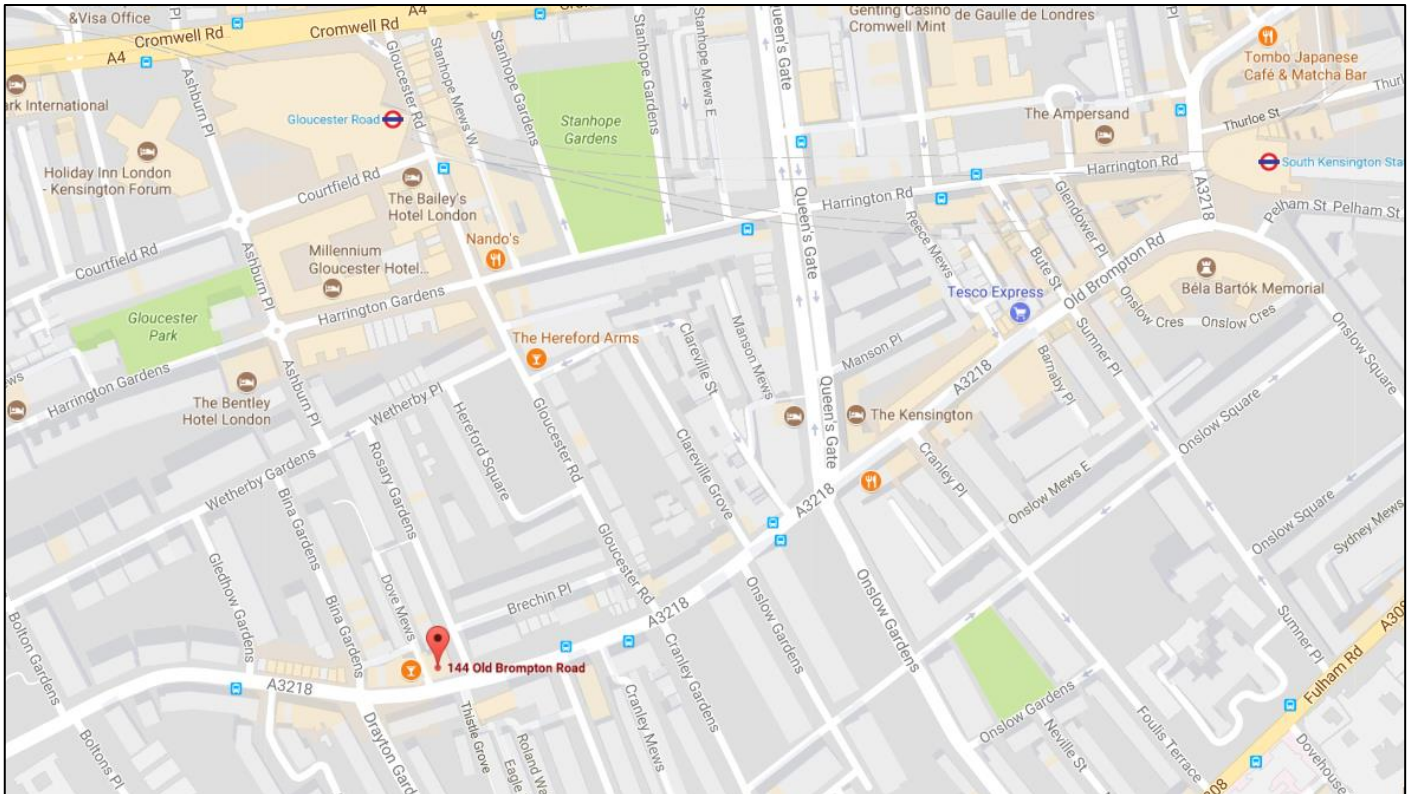


**GROUND FLOOR PLAN**



**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](mailto:ian@milescommercial.co.uk)

**Michael Hole**

T 020 7581 8954

E [michael@milescommercial.co.uk](mailto:michael@milescommercial.co.uk)



**MILES COMMERCIAL**  
SURVEYORS, LAND & PROPERTY CONSULTANTS

---

### IMPORTANT NOTICE

Miles Commercial Limited for themselves and the vendors of this property whose agents they are give notice that:

1. the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
2. all descriptions, dimensions, reference to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. no person in employment of Miles Commercial Limited has any authority to make or give any representation of warranty whatever in relation to this property;
4. no responsibility will be accepted for any expenses incurred by prospective purchasers or their agent
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