



# 142 Old Brompton Road, London SW7

## PROMINENT CORNER SHOP TO LET

### Location

The property has a prominent corner position on the north side of Old Brompton Road, opposite the H.R. Owen Ferrari showroom.

Nearby occupiers include Knight Frank, Dexters, The Drayton Arms, Duke of Clarence, Margaux, Sea Island Coffee and Parson's Nose.

### Accommodation

The shop is arranged over ground floor and basement. The approximate net internal areas are as follows: -

Floor	Sq.ft.	Sq.m.
Ground	445	41.34
Basement	668	62.06
Total	1,113	103.40

### Lease

A new lease available for a term to be agreed, contracting outside the security of tenure provisions of the Landlord & Tenant Act 1954. The rent will be subject to upward only reviews every 5<sup>th</sup> year.

### Rent

£67,500 per annum exclusive

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### Rates

Rates Payable (2018/19) £23,019

Interested parties are advised to make their own enquiries with RBKC rates department.

### EPC

Available on request

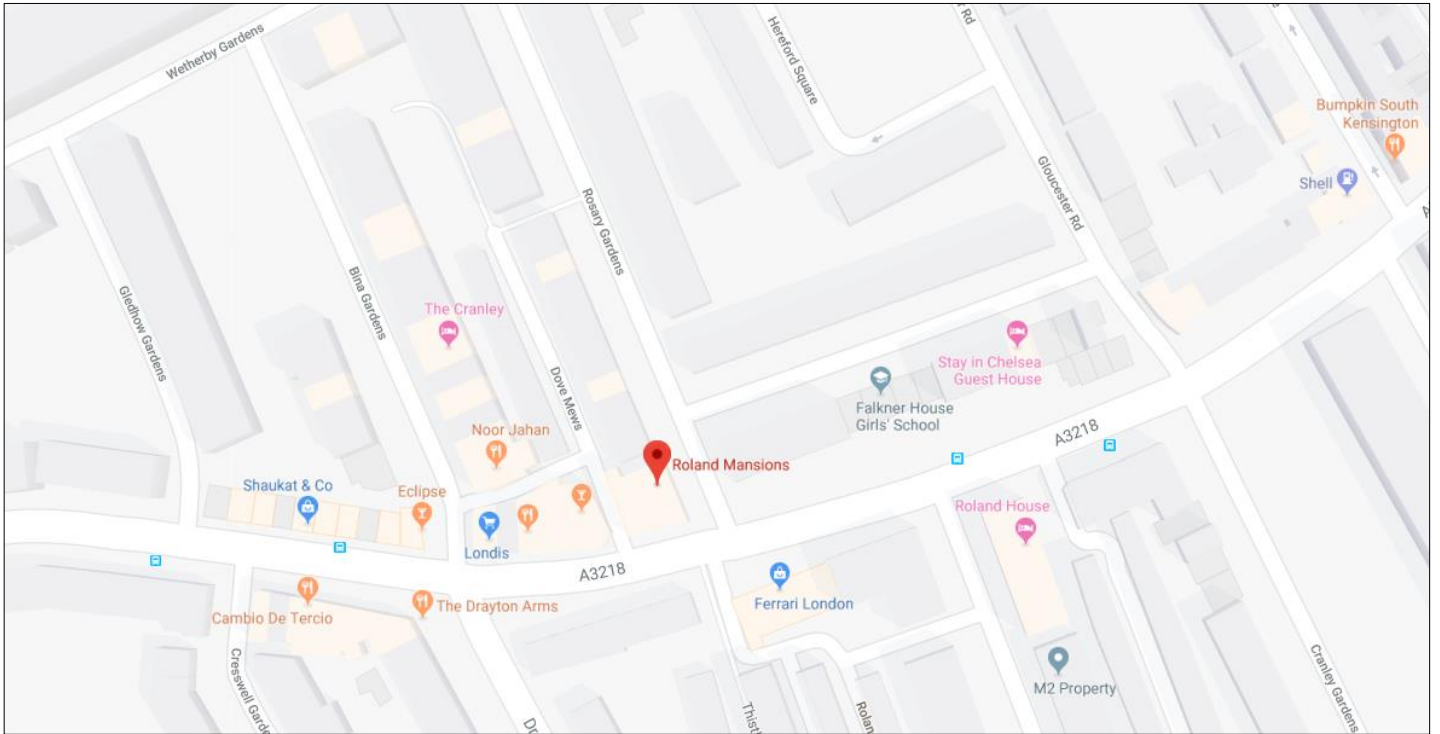
### Legal Costs

Each party to bear their own

### Viewings

Strictly by appointment through sole agents:

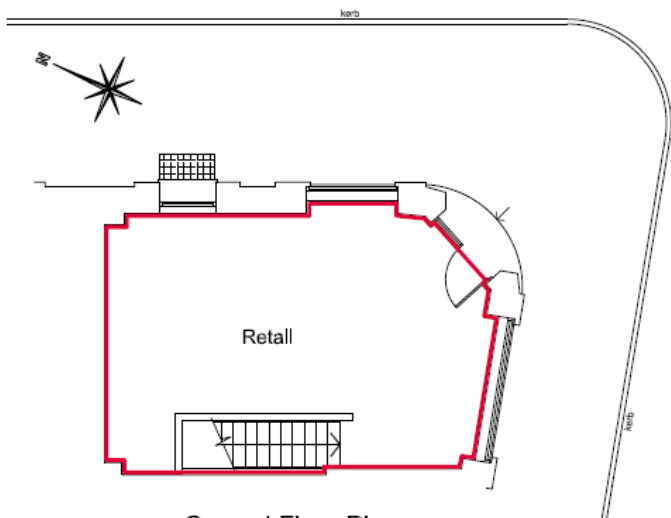
## Location Map



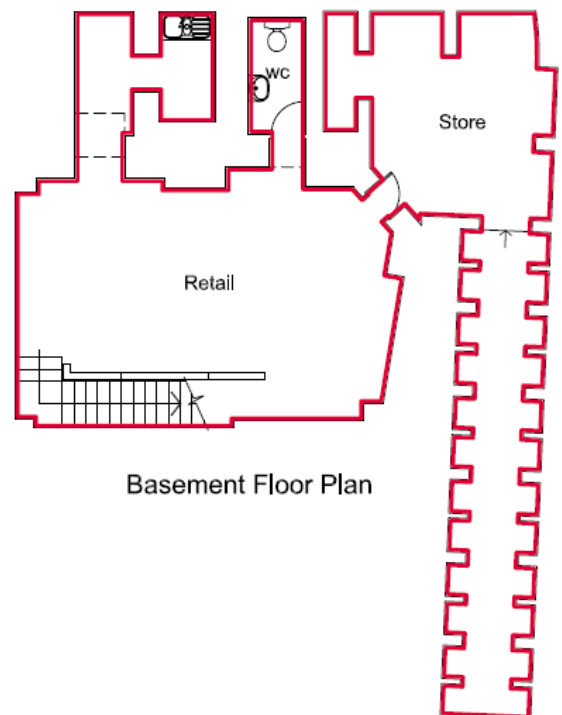
Source: google maps

## Floor Plans

For identification purposes only, not to scale.



Ground Floor Plan



Basement Floor Plan