



A1/A2 RETAIL UNIT TO LET

276/278 Old Brompton Road LONDON SW5

Location

The premises are located on the north side of the Old Brompton Road within walking distance of Earl's Court (District, Piccadilly lines) and West Brompton (District) underground stations.

Nearby retailers include Starbucks, Foxtons, TLC, Troubadour Wines, Vita Hair & Beauty, Fix A Frame, and Sabai Leela.

Description

The premises are arranged over ground floor and part basement. The property benefits from an attractive glazed frontage and consists of the following approximate net internal areas:

Ground

Sales	412.39 sq.ft	38.31 sq.m
Kitchen	59.47 sq.ft	5.52 sq.m

Basement

Ancillary storage:	140.39 sq.ft	13.04 sq.m
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TOTAL: 612.25 sq.ft 56.88 sq.m



Lease

Available on a new effective FRI lease for a term of 10 years contracting outside of the security of tenure provisions of the Landlord & Tenant Act 1954 part II (as amended).

Rent

£47,500 per annum exclusive.

Rates Payable

Interested parties are advised to make their own enquiries with the relevant local authority.

Legal Costs

Each party to bear their own

Viewing

Staff are unaware. Viewings strictly by prior appointment through sole agents:

Ian Simpson

D: 020 7590 8957

E: ian@milescommercial.co.uk

Michael Hole

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E: michael@milescommercial.co.uk



Location



Source: google maps.

EPC

Available upon request.

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