

A1 RETAIL UNIT TO LET 280 OLD BROMPTON ROAD LONDON SW5 9HR

LOCATION

The premises are located in a good trading position on Old Brompton Road between the junction with Earl's Court Road and Warwick Road. The location benefits from having a wealthy local residential population.

Operators in close proximity include Costa Coffee, Starbucks, The Troubadour, Barnard Marcus and Tesco Express.

ACCOMMODATION

The premises are laid out over ground and basement floors offering the following approximate areas:

Ground Floor	800 sq ft
Basement	580 sq ft

LEASE

The premises are to be made available by way of a new lease for a term to be agreed, contracted outside the Landlord & Tenant Act.

RENT

£47,500 per annum exclusive.

USE

A1

LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.



RATES

Rateable Value	19/20	£50,000
Rates Payable	19/20	£25,200

Interested parties are advised to make their own enquiries with the relevant Local Authority.

EPC

Available on request.

VIEWING

Viewings to be arranged through sole agents Blanchflower Lloyd Baxter.

George Froud: gfroud@blb.uk.com

Tel: 0207 079 1200

Oliver Fowler: ofowler@blb.uk.com

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These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

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