

PRIME CLASS E PREMISES TO LET 157 GLOUCESTER ROAD LONDON SW7



LOCATION

The premises are located at the southern end of Gloucester Road next to its junction with Old Brompton Road and Cranley Gardens. Operators close by include Yashin Ocean House Restaurant, Kynance Day Cleaners, HR Owen and the British Society of Sculptors.

ACCOMMODATION

The premises are arranged over ground and basement floors offering the approximate areas:

Ground Floor	300 sq/ft
Basement	300 sq/ft
TOTAL	600 sq/ft

RENT

£37,500 per annum exclusive.

LEASE

The premises are available on a new lease for a term to be agreed.

USE

Flexible uses within Class E of the revised Use Classes Order will be considered.

RATES

Rateable Value	£23,500
Rates Payable	£11,727 per annum

The above figures may be subject to rates relief. Interested parties are advised to make their own enquiries with the Local Authority.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with this transaction.

EPC

Available on request.

VIEWING

Viewings to be arranged strictly through sole agents Blanchflower Lloyd Baxter:

Oliver Fowler
Tel: 07900 217624
E: ofowler@blb.uk.com

Andrew Brown
Tel: 07766 760057
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50 metres

Experian Goad Plan Created: 24/03/2022
Created By: Blanchflower Lloyd Baxter



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