

LEWIS
CRAIG

RETAIL PROPERTY

Lease Available

South Kensington - Highly Confidential - Nil Premium

Highly visible location at the junction of Queen's Gate

Frame Set & Match

PICTURE FRAMERS



South Kensington A1 Retail Opportunity
Highly visible location at the junction of Queen's Gate
111 Old Brompton Road, London SW7 3LE

Approx. 1,180 sq ft

Location

The premises are located along Old Brompton Road, a few minutes walk from South Kensington underground station, at the busy junction of Queen's Gate. Traffic heading West along Old Brompton Road, and South along Queen's Gate, will stop immediately outside (and opposite) these premises, offering a highly desirable brand marketing opportunity for an operator.

Nearby

little
Waitrose

STRUTT
& PARKER

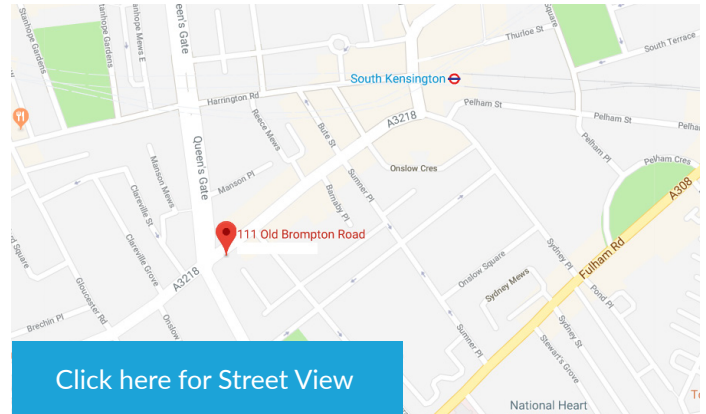
Handford
WINES

La Bellegra
THE ITALIAN DELICATESSEN

JOHN D WOOD
& CO

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Accommodation

The premises are arranged over ground floor, and basement providing following the approximate

Ground Floor Sales	959 sq ft
Basement Sales	221 sq ft
Total Net Internal Area	1,180 sq ft 109.67 sq m

Lease

Assignment of lease, expiring 29 May 2020 at a current rental of £91,000 pax, held within The Landlord & Tenant Act. 1954.

Use

A1

Premium

Nil.

Rates

We understand that the property is assessed as follows.

Rateable Value	£89,500
Payable 2017/18	£42,871

Interested parties are advised to verify with the Local Rating Authority.

EPC

An Energy Performance Certificate is available upon request.

Legal costs

Each party to be responsible for payment of their own costs.

Contact

For further information or to arrange a **strictly confidential** viewing contact:

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