

PRIME A1/A3 STORE LEASE FOR SALE

92 BROMPTON ROAD
LONDON SW3 1JJ



LOCATION:

The premises occupy a prime position on Brompton Road, Knightsbridge, in the heart of London. Situated directly opposite the luxury department store Harrods, and close to occupiers including **Holland & Barrett**, **Lloyds Bank**, **Caffe Concerto**, **HSBC** and **Eat. Knightsbridge Underground Station** is a short walk away.

ACCOMMODATION:

The premises are arranged on ground floor with a large trading basement having the following approximate dimensions and floor areas: -

Gross Frontage	25 ft 7"	7.83 m
Net Frontage	24 ft 8"	7.56 m
Shop Depth	58 ft 4"	17.8 m

Ground Floor	1352 sq ft	125.60 sq m
Basement	5738 sq ft	533.08 sq m
Stock	274 sq ft	25.46 sq m

Total	7364 sq ft	684.14 sq m
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LEASE:

The premises are held on a lease for a term expiring in June 2024 subject to a rent review in June 2019 at a passing rental of £490,000 per annum exclusive. The lease is within the protection of the Landlord & Tenant Act 1954.

PREMIUM:

Offers in excess of £100,000 are invited for the benefit of the leasehold interest.

LEGAL COSTS:

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

RATES:

We understand that the premises are assessed for rates as follows: -

Rateable Value	£590,000
Rate in pound	0.504p
Rates Payable (2019/2020)	£297,360

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

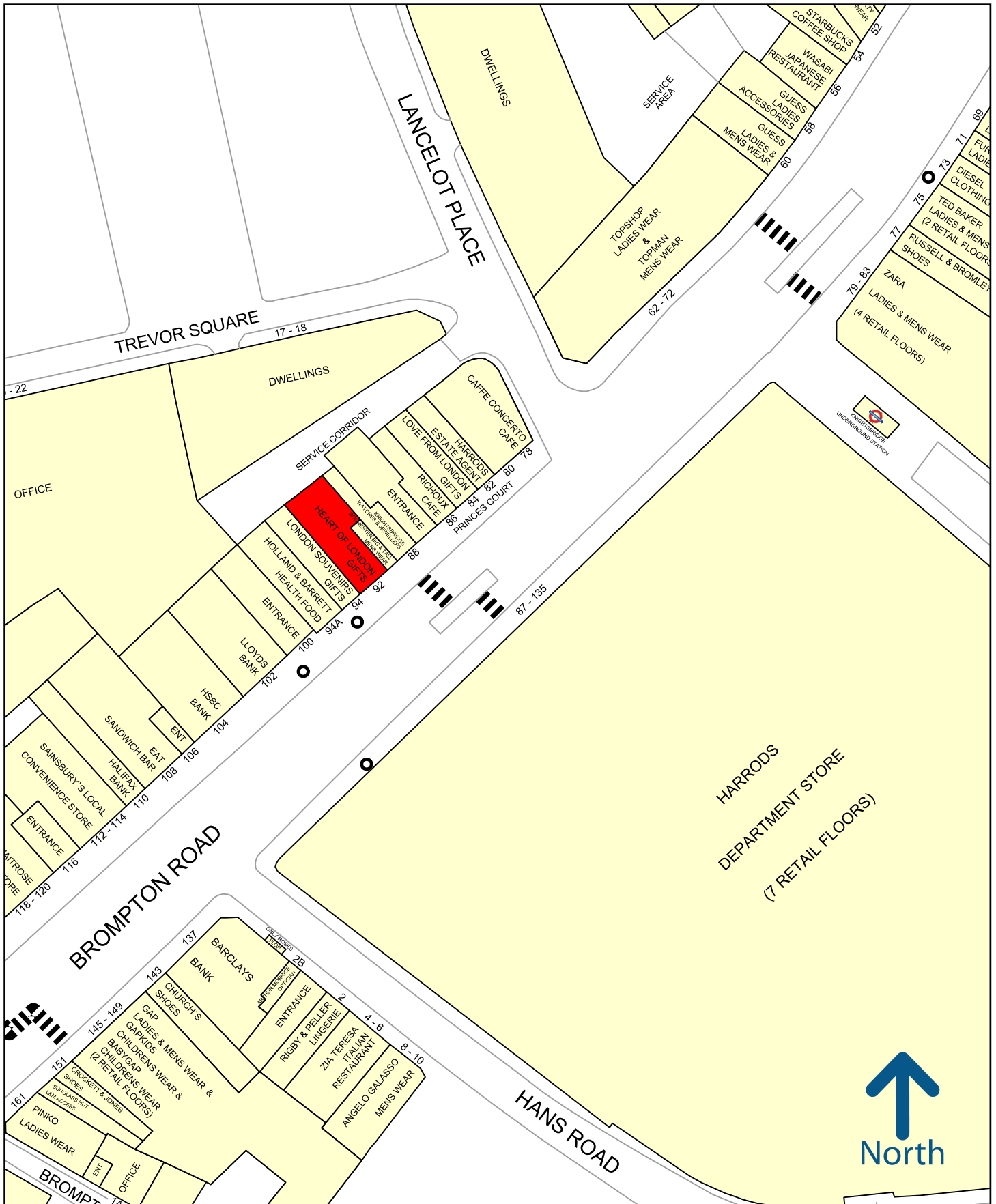
VIEWING:

Staff are totally unaware of the intended disposal and must not be approached under any circumstances. Appointments to view the premises are strictly by arrangement with:

Tim Kourides
020 7436 1600
tim@tkretailproperty.com

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





Experian Goad Plan Created: 18/07/2018
Created By: TK Retail



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