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# Exciting Store Opportunity

# 114 Draycott Avenue

London, SW3

Viewing  
 Strictly by appointment through:  
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Please Note - Staff Unaware



## Location

Brompton Road is surrounded by one of London's most residential areas.

The premises are adjacent to Daphne's and the new Golden Goose store.

Other retailers close by include Joseph, Stella McCartney, Carolina Herrera, Philip Lim, Iro and Acne.

Chanel will open their new 11,000 sq ft flagship store in summer 2019 at 122 Draycott Avenue.

## Description

The premises are arranged on ground and first floor to provide the following approximate areas and dimensions:

### Accommodation

Frontage	11 ft 6 ins	3.50 m
Internal Width	9 ft	2.75 m
Shop Depth	63 sq ft	19.35 m
Ground Floor	942 sq ft	87.51 sq m
First Floor	649 sq ft	60.29 sq m
<b>Total</b>	<b>1,591 sq ft</b>	<b>147.81 sq m</b>

## Tenure

The property is held on a lease due to expire August 2029, outside the provisions of the Landlord and Tenant Act 1954, subject to rent review in 2019 and 2024.

## Rates

We understand from the VOA website the current rateable value for the premises is £128,000 with rates payable of £67,072 based on the 52.4p based on the 2019/2020 UBR. Interested parties are advised to make their own enquiries to the Local Authority for verification purposes.

## Rent

£170,000 per annum exclusive

## Premium

Incentives available