



PRIME RETAIL UNIT TO LET SOUTH KENSINGTON

**11 Old Brompton Road
LONDON SW7**

Location

The unit is situated in a prime position on the south side of Old Brompton Road and opposite South Kensington underground station and benefits from excellent passing trade. Nearby occupiers include **Pret a Manger, Starbucks, Lamborghini, Carluccio's** and **Wasabi**.

Description

The premises are arranged over ground floor and basement. The approximate net internal areas are as follows:

Ground	623	sq ft	57.88	sq m
Basement	597	sq.ft	55.46	sq m

Total	1,220	sq ft	113.34	sq m
--------------	--------------	--------------	---------------	-------------

Lease

Available by way of an assignment of the lease expiring 18th July 2024. The lease is held inside the security of tenure provisions of the Landlord and Tenant Act 1954 part II (as amended) and has a rent review 19th July 2019.

Subject to contract & relocation.

Ian Simpson

D: 020 7590 8957

E: ian@milescommercial.co.uk

Michael Hole

D: 020 7590 8954

E: michael@milescommercial.co.uk



Rent

£96,672 per annum exclusive.

Premium

Premium offers invited.

Rates Payable

Interested parties are advised to make their own enquiries with the relevant local authority.

Legal Costs

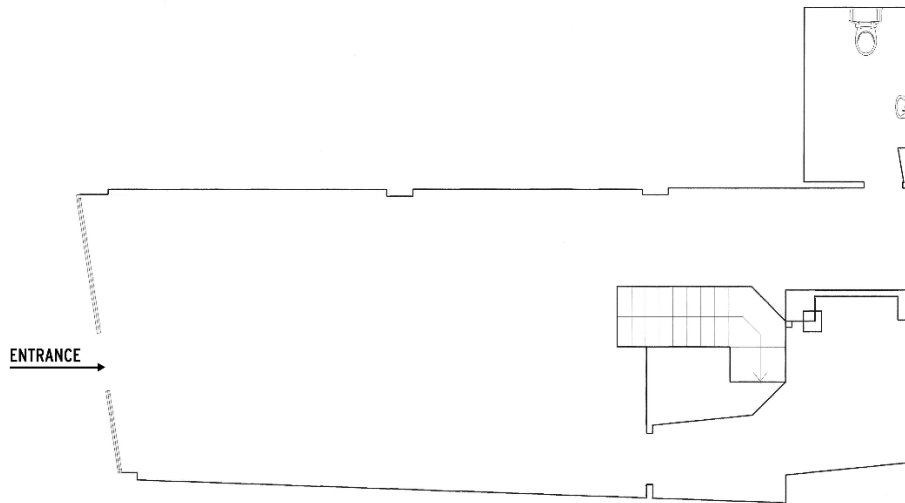
Each party to bear their own

Viewing

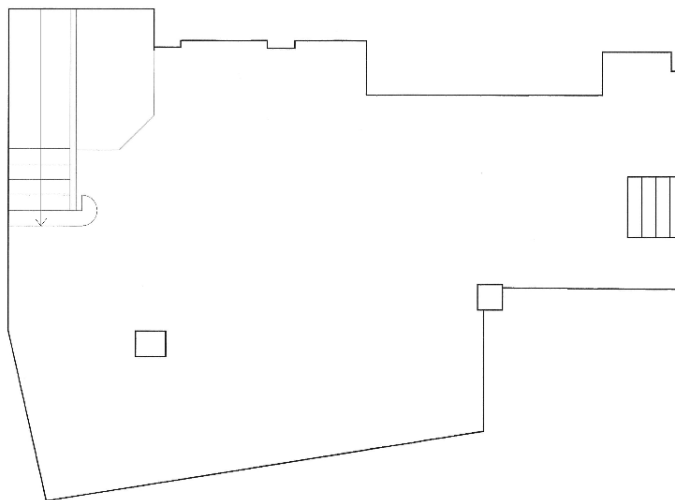
Viewings are strictly by prior appointment through sole agents:



Floor Plans Indicative (not to scale)



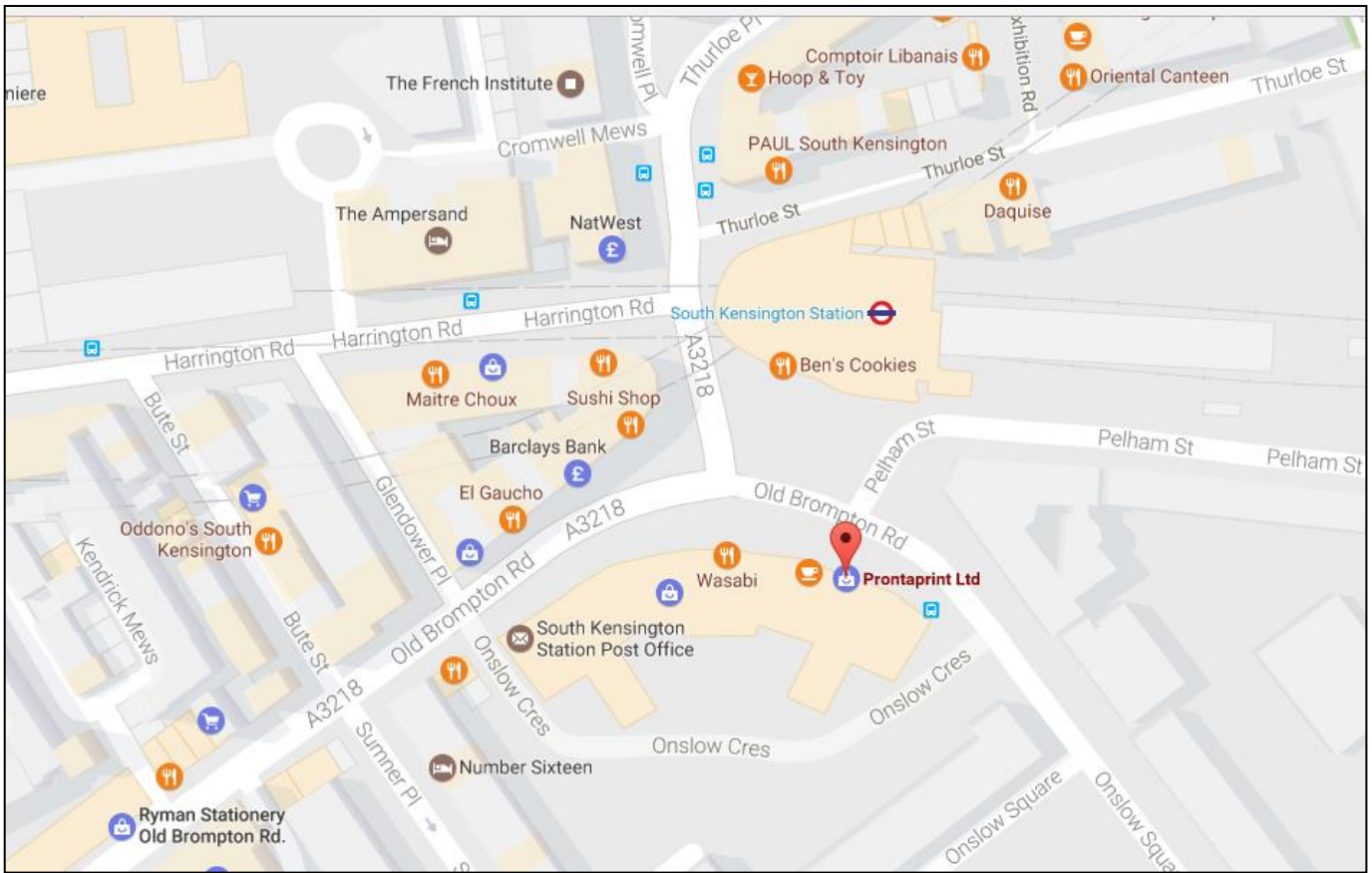
GROUND FLOOR AS EXISTING



BASEMENT FLOOR AS EXISTING

Misrepresentation Act: Miles Commercial Limited for themselves and for the vendors or lessors of the property whose agents they are give notice that :i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an order or contract; ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Miles Commercial Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

Location Map



Source: google maps.

Misrepresentation Act: Miles Commercial Limited for themselves and for the vendors or lessors of the property whose agents they are give notice that :i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an order or contract; ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Miles Commercial Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

Miles Commercial Limited trading as Miles Commercial, registered in England at NatWest Bank Chambers, 55 Station Road, New Milton, Hampshire BH25 6JA Company registration No:2591029