

Retail Shop To Let

LONDON SW3

172 BROMPTON ROAD



Location

This unit is located on Brompton Road, opposite Emporio Armani's flagship store and in close proximity to Harrods. Other operators include **Hawksmoor**, **The Good Earth**, **Chapati & Karak** and **Maroush**. Knightsbridge tube station is also a short distance away.

Accommodation

The premises are arranged over ground, basement levels with the following approximate area:

Ground Floor	632 sq ft	58.71 sq m
Basement	489 sq ft	45.43 sq m
Total	1,121 sq ft	104.14 sq m

Rent

£73,000 per annum exclusive.

Premium

In excess of £100,000

SAVILLS LONDON

33 Margaret Street
London W1G 0JD

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Lease

The unit is available by way of an assignment of the existing lease. The lease is until 29th September 2025, however is held inside the security of tenure provisions of The Landlord and Tenant Act 1954 Part II (as amended). There is a rent review in September 2020. Further information available upon request.

Timing

The unit is available and ready upon vacant possession.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

Available on request.

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value (2017)	£95,000
Rates Payable (2019/2020)	£48,545

(Interested parties are advised to make enquiries with the Local Authority)

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only through joint agents:

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