# 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.

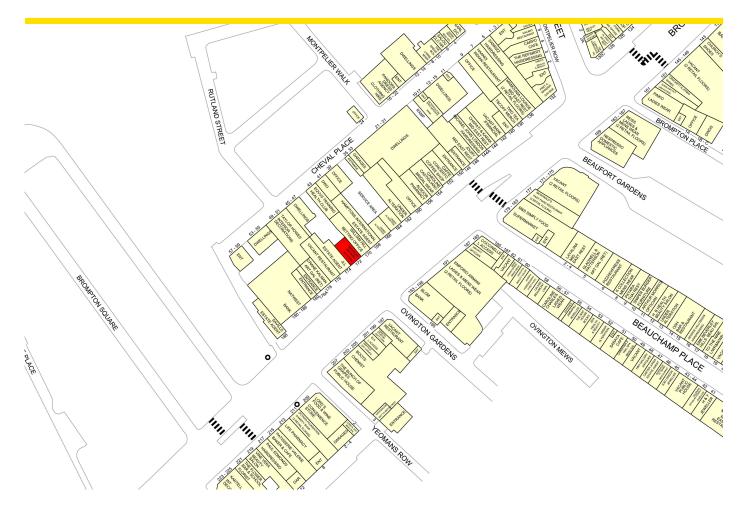
## **Premium**

In excess of £100,000

# **SAVILLS LONDON**

33 Margaret Street London W1G 0JD





## 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:

Peter Thomas pthomas@savills.com Aran Uner Aran.Uner@savills.com 020 7758 3888

#### IMPORTANT NOTICE

020 7758 3883

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