

RETAIL TO LET

263 OLD BROMPTON ROAD, LONDON SW5 9JA



SUPERBLY LOCATED E-CLASS COMMERCIAL UNIT

TO LET: £65,000 per annum

PLEASE CALL US ON: 020 3627 3222

1,974 sq. ft (183.3 sq. m)

NET INTERNAL AREA
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

DESCRIPTION

This large self-contained unit of approximately 1,974 sq. ft, is split over two floors. The ground floor provides an open plan space with 4.5m of retail window frontage. The basement can be accessed directly from the front of the property, or by a rear staircase.

The property has formally been used as Class A3 (restaurant) and it has an extraction system pre-fitted, however it also benefits from use Class E and as such, any commercial unit can occupy the premises subject to landlord consent.

LOCATION

The property is located along the busy Old Brompton Road, within walking distance of Earl's Court (District, Piccadilly Lines) and West Brompton (District) underground stations.

Located next-door to the world-renowned live music venue Troubadour, the surrounding area provides a good variety of cafes, restaurants, and bars together with several independent traders, boutiques, and antique shops; street awnings and al fresco dining giving the area a unique and inviting character.

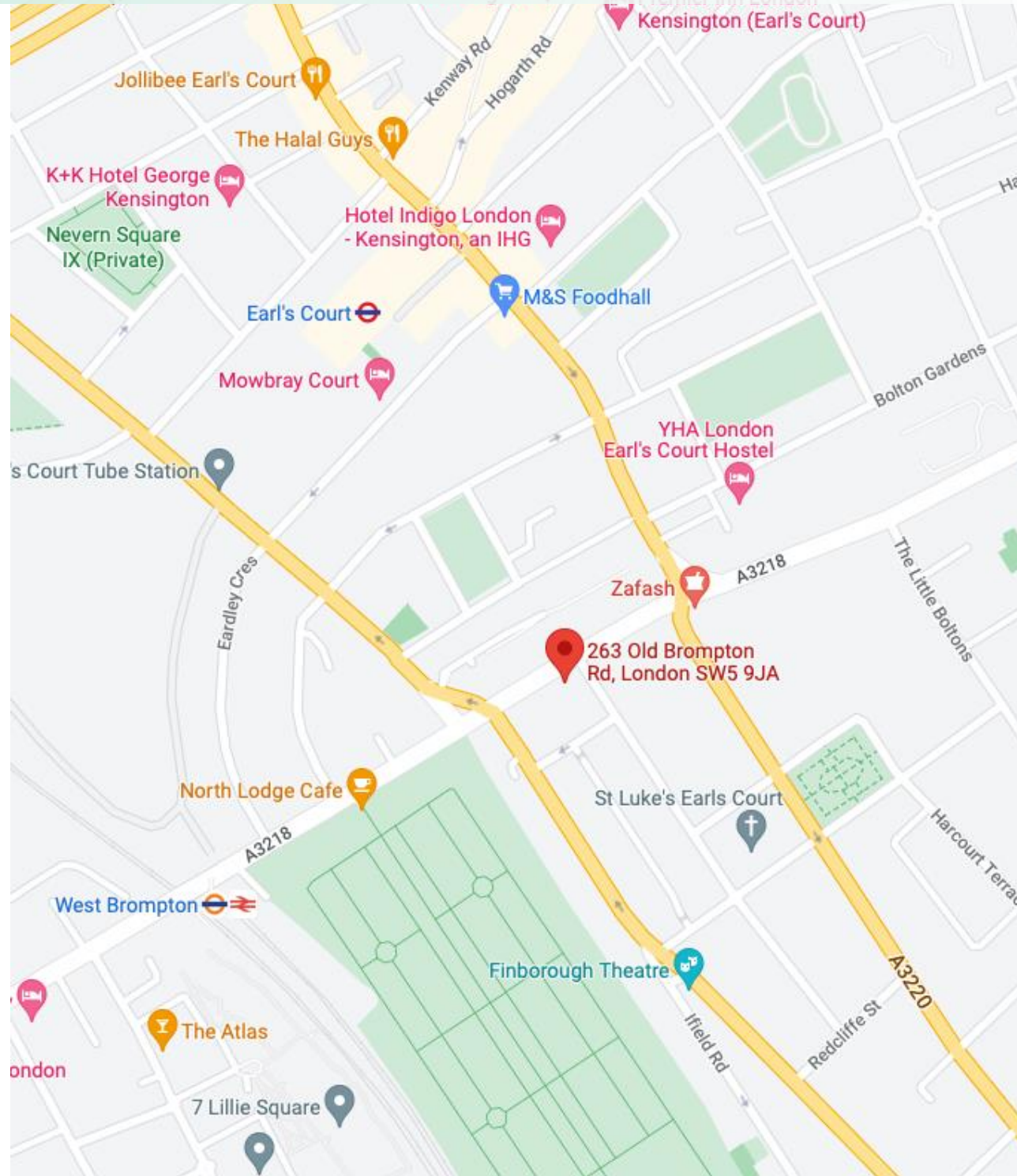
ACCOMMODATION

The Whole 1,974 sq. ft (183.3 sq. m)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

ENERGY PERFORMANCE (EPC)

Certificate available on application



TENURE

Available on a new flexible lease on terms to be agreed

RENT OF THE WHOLE

£65,000 per annum exclusive (no VAT)

*We believe that the building is not VAT elected. Interested parties should make their own enquiries

BUSINESS RATES

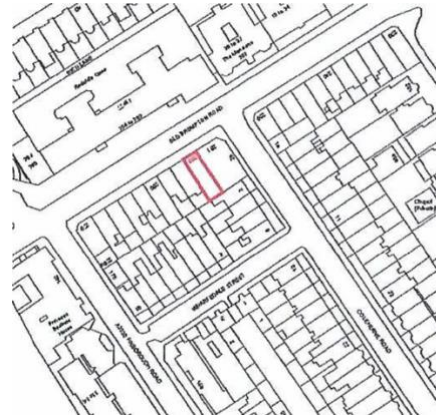
The Rateable Value is: £55,500 per annum

*All applicants are advised to make their own enquiries with the local council



LEGAL COSTS

Each party to cover their own legal costs.

Subject to contract



NET INTERNAL AREA

THE WHOLE:	1,974 sq. ft (183.3 sq. m)
 GROUND FLOOR:	979 sq. ft (90.9 sq. m)
 BASEMENT:	995 sq. ft (92.4 sq. m)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

VIEWING AND FURTHER INFORMATION:

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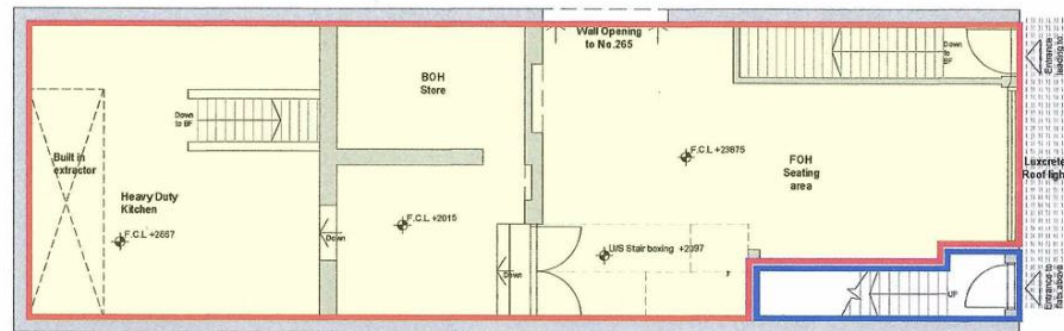
Mike Gray (MRICS)

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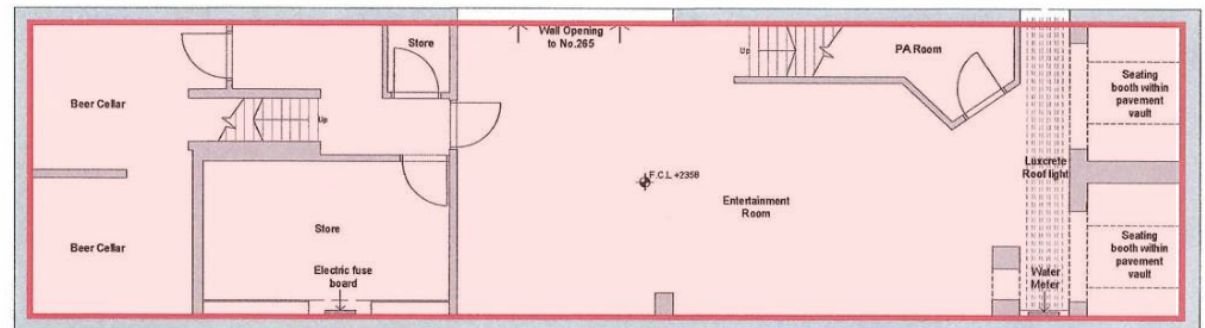
mike.gray@gray-point.com



GROUND FLOOR



BASEMENT



The agents on their behalf and for the Vendors or Lessors of this property whose Agents they are give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst we use reasonable endeavours to ensure that the information in these particulars is materially correct, any intending purchasers, lessees or third parties should not rely on them as statements or representations of the fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. The agents cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of the agents has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract.