

Brompton Cross, London SW3

291 Brompton Road

Class E Opportunity – Subject to Vacant Possession



Location

The subject property is well located within the heart of Brompton Cross, with **Copains** Bakery fitting out the adjacent unit. Brompton Road is home to a variety of luxury retailers and showrooms with South Kensington underground station and the V&A Museum only a short walk away

Other nearby occupiers include **Virtue Vets**, **Henge**, **Volonte**, **Joseph**, **Acne Studios** and **Chanel**.

Demise

The property is arranged over ground and basement floors, comprising the following approximate net internal floor areas:

Ground Floor	219 sq ft	20.35 sq m
Basement	178 sq ft	16.54 sq m
Total	397 sq ft	36.9 sq m

Tenure

A new effective FRI lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews. Subject to Vacant Possession.

Rent

£38,500 per annum exclusive.

Rates

Rateable Value	£52,000
Rates Payable	£22,360 p.a.

Interested parties are advised to make their own enquiries to Royal Borough of Kensington and Chelsea on 020 7361 3000.

EPC

Available upon request.

For further information or to arrange a viewing please contact:

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