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## 3 Bramley Road North Kensington, London, W10 6SZ

A GROUND FLOOR & BASEMENT SHOP / OFFICE PREMISES IN NOTTINGDALE CLOSE TO HOLLAND PARK

### TO LET

Area: 652.00 FT<sup>2</sup> (60.57M<sup>2</sup>) | Rent: Asking Rent £22,000 per annum, exclusive |

- Fully glazed frontage
- White box finish
- Laminate flooring
- Gas boiler
- Kitchenette
- W/C





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### LOCATION:

The premises is situated on the westerly side of Bramley Road, adjacent to the junction with St. Anns Road. Other local businesses include The Phoenix Brewery, Jam Jar Investments, Winsor & Newton, Talk Talk Head Office, Monsoon Accessorize, Audley Travel, Five Guys, Frestonian Gallery and The Garden Bar. Public transport is accessed via Latimer Road tube station (Hammersmith & City line).

**LOCAL AUTHORITY:** Royal Borough of Kensington & Chelsea

### DESCRIPTION:

The premises (use class E) has a fully glazed frontage leading to an open plan reception area / office, with a separate private office to the back of the building. The lower ground floor is arranged with three separate office / treatment / storage rooms, a kitchen, W/C and emergency exit to the rear.

The upper parts comprise a residential triplex which is sold off on a long lease and form no part of a sale or letting.

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	315.00	29.26
Basement	337.00	31.31
<b>TOTAL</b>	<b>652.00FT<sup>2</sup></b>	<b>60.57M<sup>2</sup></b>

**FLOOR PLAN:** [Click Here](#)

### LEASE TERMS:

A new FRI Lease to be granted outside the Landlord & Tenant Act 1954 for a term to be negotiated.

**RENT:** £22,000.00

**RATES:** Rateable Value £9,100 per annum

**SERVICE CHARGE:** TBC

Rates Payable £4,540.90 per annum

NB – We strongly recommend that you verify the rates with The Royal Borough of Kensington & Chelsea's Business Rates Department on 0207 361 2828

**POSSESSION:** Vacant Possession

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

**VAT:** The premises is not subject to VAT.

**EPC:** Available upon request.

### CONTACT:

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