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## 266 Old Brompton Road, London, SW5 9HR

A DOUBLE FRONTED LOCK UP SHOP CLOSE TO THE EARLS COURT DEVELOPMENT

### TO LET

Area: 1,568.00 FT<sup>2</sup> (145.67M<sup>2</sup>) | Rent: £62,500 per annum, exclusive |

- Fully glazed double width frontage
- Good ceiling height to the ground floor
- Uninterrupted open plan retail area
- Basement storage
- Kitchenette
- W/C





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### LOCATION:

The premises are situated in a parade of shops on the northerly side of Old Brompton Road, adjacent to the junction with Warwick Road. Other local businesses include Costa Coffee, Daniel Seven Hairdressing, Sun Nails, Locksmith Earls Court, Leyland SDM Decorating & DIY, Tesco Express, Mriya Neo Bistro, Troubadour Modern British, The Pembroke, Black Rabbit Café, Starbucks, Brownie Box, La Pappardella and Defco Italian Cocktail Bar. Public transport is accessed via West Brompton Station (District line, Overland Rail and Southern Rail) and Earls Court (District and Piccadilly lines).

**LOCAL AUTHORITY:** Hammersmith & Fulham

### DESCRIPTION:

A retail premises (Use Class E) occupying the ground floor of a 5 storey, 1930's brick mansion block. The premises benefits from a fully glazed double frontage with a central entrance that leads to an open plan retail area and basement storage. Fitted with shelves and racking to service a fashion and accessories retailer. Generally in good order.

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	843.00	78.32
Basement	725.00	67.35
<b>TOTAL</b>	<b>1,568.00FT<sup>2</sup></b>	<b>145.67M<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:** £62,500.00

**SERVICE CHARGE:** TBC

### RATES:

Rateable Value £42,500 per annum  
Rates Payable £21,207.50 per annum

NB - We strongly recommend that you verify the rates with the London Borough of Hammersmith & Fulham's Business Rates Department on 0208 753 6681.

**POSSESSION:** Vacant possession immediately on completion of legal formalities.

**VAT:** Not elected for VAT

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

### EPC:

Available upon request.

### CONTACT:

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