

# PROMINENT RETAIL UNIT TO LET

## LONDON

29 – 31 Old Brompton Road, South Kensington, London SW7 3HZ



### Location

The premises is situated in a prominent position on the South side of Old Brompton Road. The unit is very close to South Kensington Underground Station.

Nearby occupiers include **Pret a Manger, Ole & Steen, Illy, Lamborghini, Carluccio's, Starbucks, Ben's Cookies, Brother Marcus, Bread Ahead** and **Hummingbird Bakery**.

### Accommodation

#### Areas—Unit 1

Ground Floor	2,126 sq ft	198 sq m
Basement Floor	713 sq ft	66 sq m
<b>Total</b>	<b>2,839 sq ft</b>	<b>264 sq m</b>

#### Areas—Unit 2

Under refurbishment.

### Rent

Rent on application.

### Tenure

The premises are available by way of new lease for a term to be agreed contracted outside of the L&T Act 1954. Subject to 5 yearly upwards only rent reviews.

### Rates

To be reassessed.

### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

### Use

The premises benefits from the new Class E planning consent which will enable the premises to be used for various commercial uses such as Retail, Restaurant, Office and Gym (D2) without the need for a change of use.

### EPC

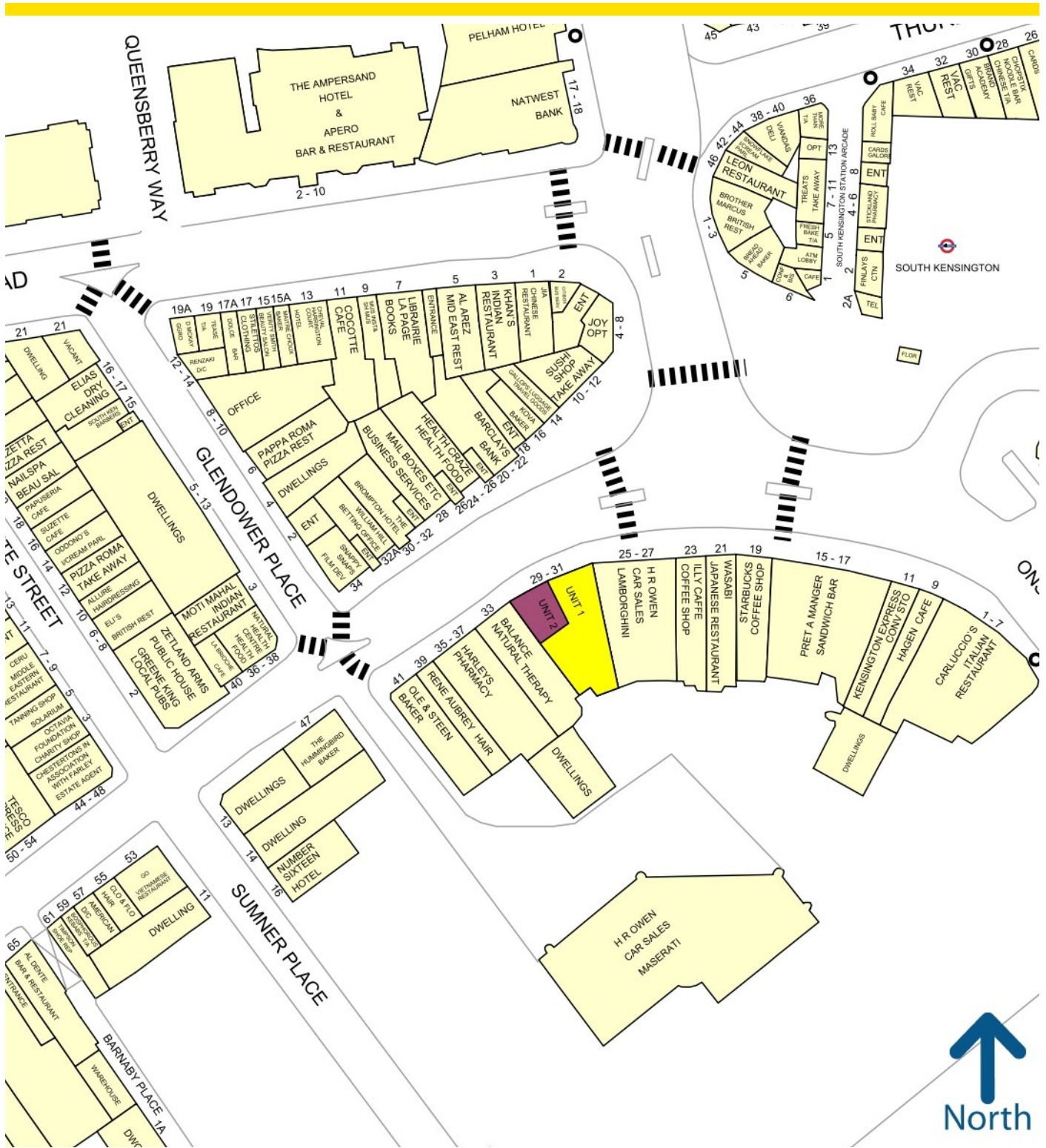
Available on request.

## SAVILLS LONDON

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## VIEWING & FURTHER INFORMATION

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