

A3 RESTAURANT TO LET

LONDON SW5

154 OLD BROMPTON ROAD



Location

The property occupies a prominent position in the central section of Old Brompton Road close to the junction with Bina Gardens and Drayton Gardens. South Kensington station is approximately an 8 minute walk and Earls Court is approximately a 10 minute walk.

The property is adjacent **Margaux** restaurant. Other nearby occupiers include **Eclipse Bar**, **Parson's Nose Delicatessen**, **Cambio de Tercio** and **HR Owen Ferrari** showroom.

Accommodation

The property is arranged over ground floor and basement comprising the following approximate areas:

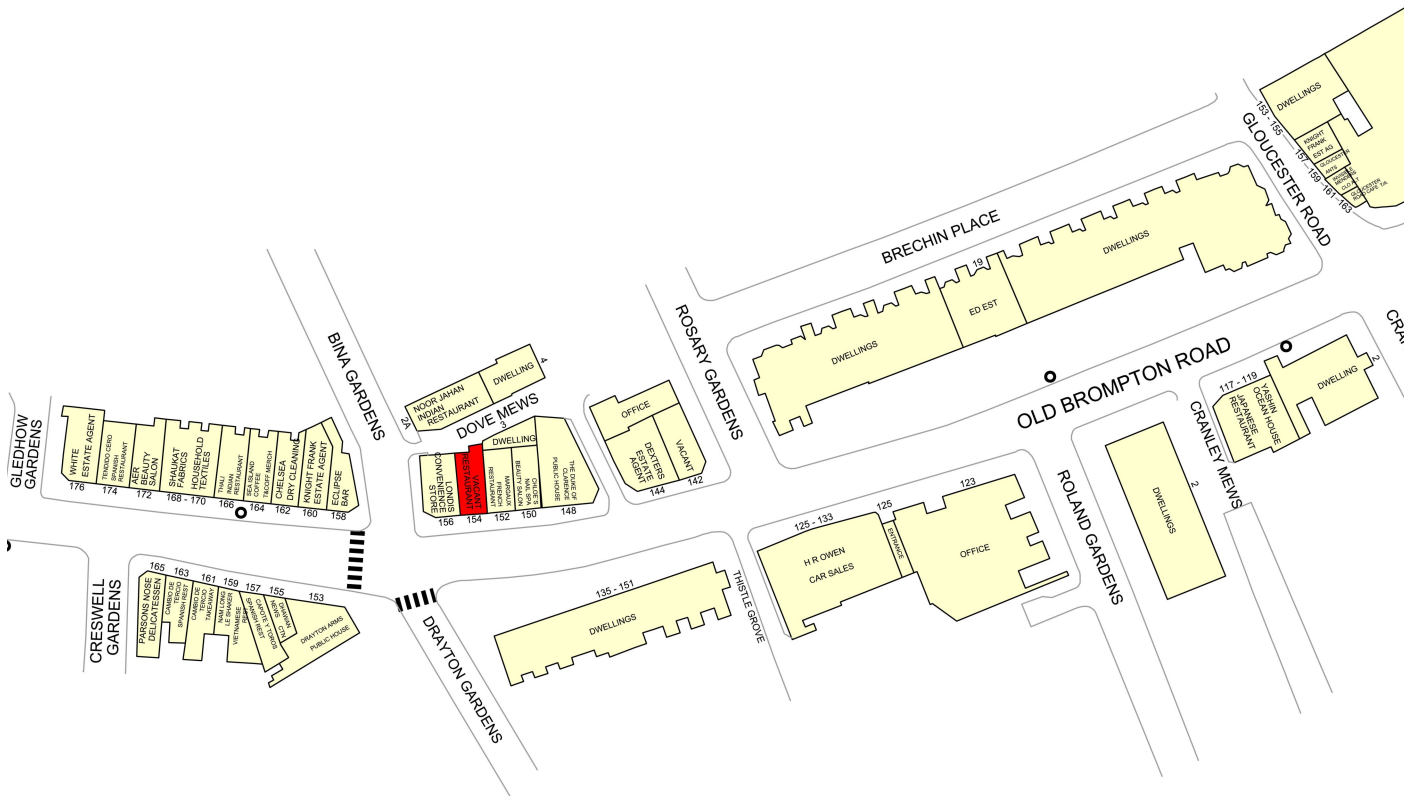
Ground Floor	765 sq ft	71.07 sq m
Basement	1,045 sq ft	97.08 sq m
Total	1,810 sq ft	168.15 sq m

SAVILLS LONDON

33 Margaret Street
London W1G 0JD

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Rent

£85,000 per annum exclusive.

Tenure

The premises are available on a new lease for a term to be agreed.

Alcohol Licence

10am—12 am Monday to Saturday
12pm—11.30pm Sunday

Full details on application.

EPC

Available on request.

Legal Costs

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

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value (2017)	£79,000
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(Interested parties are advised to make enquiries with the Local Authority)

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only through joint agents:

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