

PRIME FASHION UNIT AVAILABLE

31 BROMPTON ROAD, LONDON, SW3 1ED



LOCATION

The premises occupy a prime position on the south side of the Brompton Road, located between the junctions with Sloane Street and Harrods Department Store.

Adjacent occupiers are **Kipling** and **Karen Millen**, whilst other retailers nearby include **Burberry**, **Jaeger**, **H&M**, **Body Shop**, **United Colours of Benetton**, **Hobbs**, **Swarovski** and **Gant**.

ACCOMMODATION

The property comprises the following approximate dimensions and net internal floor areas:

Ground Floor Sales	1,190 sq ft	110.55 sq m
1 st Floor Sales	1,495 sq ft	138.86 sq m
1 st Floor Store	748 sq ft	69.49 sq m
Total	3,433 sq ft	318.90 sq m

LEASE

The property is held on an effectively full repairing and insuring lease, for a term of 25 years from 24th June 1995 subject to upward only rent reviews every 5 years.

RENT

Upon application.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be available to interested parties.

PLANT & EQUIPMENT

None of the systems, equipment or services of the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations.

LEGAL COSTS

Each party is to be responsible for their own legal and any other associated costs incurred in this transaction.

RATES

Rateable Value	£525,000
Rates Payable (2009/2010)	£254,625

Interested parties are advised to make their own enquiries with the London Borough of Kensington & Chelsea (020 8315 2802).

VIEWING

Strictly by appointment only as staff are unaware:

Peter Woods 020 7499 0440 / 07879 645 700
pwoods@ormeretail.co.uk

or

Ben Symes 020 7499 0440 / 07939 078 016
bsymes@ormeretail.co.uk

December 2009

MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

Orme Retail, their clients and any joint agents, give notice that: (i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. (iiii) Any descriptions given of the property cannot be taken to imply it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.