



### LOCATION

The premises are on the north side of Old Brompton Road with a side entrance onto Dove Mews.

South Kensington underground station (District, Circle & Piccadilly lines) and Gloucester Road underground station (District & Circle lines) are within walking distance.

### ACCOMMODATION

The property comprises the following approximate floor areas:-

<u>Floor</u>	<u>Sq ft</u>	<u>Sq m</u>
Ground	288	26.75
Lower ground	1,128	104.79
<b>Total</b>	<b>1,416</b>	<b>131.55</b>

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWINGS

For further information or to arrange a viewing please contact:-

**Ian Simpson**

T: +44 (0)20 7581 9722

[ian@milescommercial.co.uk](mailto:ian@milescommercial.co.uk)

### TERMS

The premises are available on a new lease for a term to be agreed contracted outside the Landlord and Tenant Act 1954.

### RENT

£45,000 pax

### EPC

Available on request.

### BUSINESS RATES

Rates Payable - £20,708.50 (2025/26)

Interested parties are advised to make their own enquiries with the RBKC rates department.