



**James ashley**  
**commercial**  
property consultants

264 Old Brompton Road | Chelsea | London | SW5 9HR  
SHOP WITH BASEMENT TO LET

# 264 Old Brompton Road | Chelsea | London | SW5 9HR | SHOP WITH BASEMENT

- ground floor & basement
- 55.74 m<sup>2</sup> (600 ft<sup>2</sup>) approx.
- new lease available
- 'e' use class
- rent: £32,500 per annum

## DESCRIPTION

Mid terraced retail unit currently used as a nail bar, with a good usable basement. Arranged as front sales area on the ground floor, with separate treatment room, kitchen and single WC in the basement. The property is in good decorative order and any similar operator could be trading with minimal works required.

We understand that the premises have an 'E' Use Class, which includes; retail, leisure, medical, office and restaurant. Alternative uses will be considered, such as educational - subject to planning.

## LOCATION

Prominently located on Old Brompton Road in the borough of Kensington and Chelsea, close to the junction with Earls Court Road and Warwick Road. Old Brompton Road is one of the primary connecting roads between Fulham and Chelsea.

The affluent residential neighbourhood has a strong mix of independent and multiple retailers and restaurants in close vicinity, including Leyland SDM Decorating & DIY, Costa Coffee, Tesco Express, Mriya Neo Bistro, Troubadour Modern British, The Pembroke, Black Rabbit Café, and La Pappardella. There are many hotels close to Earls Court Station boosting the footfall to the area.

Benefits from excellent transport links within a 5 minute walk from both Earls Court Underground Station (District & Piccadilly Lines) and West Brompton Station (District Line, Overground & Southern Rail Services). Numerous bus routes run along Old Brompton Road, Warwick Road and Earls Court Road.

## ACCOMMODATION

Ground Floor	32.52 m <sup>2</sup>	350 ft <sup>2</sup>	
Basement	23.22 m <sup>2</sup>	250 ft <sup>2</sup>	
TOTAL	55.74 m <sup>2</sup>	600 ft <sup>2</sup>	N.I.A.

## TENURE

A new Full Repairing and Insuring Lease is offered, on terms to be agreed.

## BUSINESS RATES

We understand that the current rateable value is £17,750. Contact Kensington & Chelsea Council on 020 7361 2828 to confirm what amount is actually payable.

## VIEWING

By prior arrangement by contacting the landlords sole letting agents:

**Ashley Brudenell or James Stefanopoulos**



✉ [info@james-ashley.co.uk](mailto:info@james-ashley.co.uk)

☎ 020 7127 8781

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