

**Alexander
Reece
Thomson**

**RETAIL UNIT
TO LET**

***Please Note – Staff Unaware**



**177 Draycott Avenue
London, SW3 3AJ
Approx. 354 Sq. Ft. / 32.89 Sq. M. (NIA.)**

LOCATION

177 Draycott Avenue is located in South Kensington, close to the intersection with Walton Street and the Brompton Road. There are a number of prominent retailers located nearby including Golden Goose, Joseph, Stella McCartney, Carolina Herrera, Charlotte Olympia, Philip Lim, Chanel, Acne and Bamford.

DESCRIPTION

The subject premises comprises largely open plan, good quality retail space over the ground floor, with ancillary accommodation including a WC.

AMENITIES

New glass shopfront, frameless window and door from iron glass; 900 x 120 mm thick carrara marble tiles, laid in herringbone pattern throughout main shop floor; New boxed out wall to square off retail area; LED screen recessed in alcove to flush face of wall; Full height mirrored door with integrated digilock handle; Polyfloor vinly floor to BOH area; New WC, wash hand basin and mixer tap.

LEASE: Assignment of the 10 year full repairing and insuring lease granted for a term of ten years from September 2014. Therefore, approximately 5.5 years remaining of the unexpired term. We understand that the lease is protected by the security of tenure of the Landlord and Tenant Act 1954 (Part II), as amended.

PASSING RENT: £95,000 p.a. exclusive of outgoings

PREMIUM: Offers invited for the benefit of goodwill. The sale of fixtures and fittings maybe considered.

BUSINESS RATES: Current rateable value at £78,740. Based on the current UBR for London at 50.4p in the £ rates payable equates to approximately £41,134 per annum.

EPC: Available on request.

VIEWINGS: By prior arrangement only. To view please contact ART Surveyors:

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