

137-141
Brompton
Road
LONDON SW3

Location

The subject property is located on the south side of Brompton Road, situated at the junction with Hans Road. The unit occupies a prominent corner next to Harrods and benefits from a return frontage with excellent visibility on both Brompton Road and Hans Road.

The area is home to several high-end occupiers including Harrods, Watches of Switzerland, Zara, Apple, Burberry, Harvey Nichols, The Carlton Jumeriah, Mandarin Oriental, Nurset, Harrys Dolce Vita and the Bulgari Hotel.

This location is well serviced by transport with Knightsbridge station providing links across Central London via the Piccadilly Line and South Kensington station via the District, Circle and Piccadilly Lines.

Brompton Road

Brompton Road, a prestigious thoroughfare in London, exudes timeless elegance and sophistication. Situated in the exclusive borough of Kensington and Chelsea, it is synonymous with luxury and high-end shopping. This iconic street runs parallel to Hyde Park and is home to renowned department stores like Harrods, attracting discerning shoppers from around the world. Beyond retail, Brompton Road offers a cultural experience with its proximity to museums such as the Victoria and Albert Museum. Its leafy surroundings and proximity to green spaces provide a peaceful contrast to the bustling shopping scene. Brompton Road embodies the quintessential charm of London's upscale neighbourhoods.





In respect of Barclays
all other
HANS
ROAD, SW3

BARCLAYS

can help you
log your money
and invest
to home
your business

Local Occupiers



Accommodation

The property is arranged over ground floor and lower ground floor levels across the following approximate areas:

Floor	Size (sq. ft.)	Size (sq. m.)
Ground	2,986	277.41
Lower Ground	3,101	288.10
Total	6,087	565.51

Business Rates

Rateable Value £530,000
 UBR 23/24 £0.51
 Rates Payable £271,360

Legal Costs

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

EPC

Available upon request.

Rent

Upon application

Tenure

The lease is available for a term to be agreed.

Planning

The unit has class E planning consent.

The lease will be contracted outside the security of tenure provisions of the 1954 Landlord and Tenant Act Part II as amended.

To arrange an inspection, please contact the sole agents, Levy Real Estate.

Restaurant Use

The landlord will consider restaurant use. The landlord is currently looking at extraction routes. Further information available upon request.

Matt Paulson-Ellis
 e: matt.paulson-ellis@levyrealstate.co.uk
 t: 07867 781 811

Liv England
 e: liv.England@levyrealstate.co.uk
 t: 07530 807 800

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. September 2023

