

Retail | Office | Medical (E Class)  
TO LET

**goodsir**  
COMMERCIAL



## 305 Brompton Road, London, SW3

Retail | Medical | Office (E Class)

AREA: 805 sq.ft (75 sq.m) approx. | RENT: £85,396 PAX

### LOCATION:

The property is located on Brompton Cross, a well renowned luxury retail destination and for the iconic Michelin building.

Nearby retailers include Chanel, Ralph Lauren, Carolina Herrera, Stella McCartney, Joseph, Charlotte Olympia, Acne, Carven, IRO, Il Gufu, Bimba Y Lola and 3.1 Phillip Lim. The area also consists of private members health club KX, and many restaurants and bars.

The area is well served by public transport being situated on numerous bus routes. South Kensington (District, Circle & Piccadilly lines) and Sloane Square (District & Circle lines) underground stations are also nearby.

### DESCRIPTION:

The shop unit is arranged over a ground floor with an internal electric security shutter into a rectangular shape unit with a WC and Kitchen area to the rear of the space. Offering a flexible space suitable for a wide variety of uses.

Regulated by:



9-10 Domingo Street, London, EC1Y 0TA Tel: 020 7566 6455  
Email: [info@goodsircommercial.co.uk](mailto:info@goodsircommercial.co.uk) Find us at [www.goodsircommercial.co.uk](http://www.goodsircommercial.co.uk)

# Retail | Office | Medical (E Class) TO LET



This unit is also available as a pop-up on a short term let.



**9-10 Domingo Street, London, EC1Y 0TA Tel: 020 7566 6455**  
**Email: [info@goodsircommercial.co.uk](mailto:info@goodsircommercial.co.uk) Find us at [www.goodsircommercial.co.uk](http://www.goodsircommercial.co.uk)**

Goodsir Commercial Ltd. 9-10 Domingo Street, London EC1Y 0TA Registered in England: 4845267

Misrepresentation act: Goodsir Commercial Ltd. For themselves and the vendors or landlords/lessors of the property for whom they act, give notice that 1. Prospective purchasers or tenants are strongly advised to check these particulars, including any fixtures and fittings expressed to be included in the sale or lease by making inspection of the property. Also the should make all necessary enquiries with Goodsir commercial Ltd., the vendor or the landlord/lessor, the vendor's or the landlord/lessor's professional advisors and all other appropriate authorities and other relevant bodies. Prospective purchasers or tenants must satisfy themselves as to the correctness of these particulars. No Warranty or undertaking is given in respect of the accuracy of these particulars, dimensions, measurements or descriptions mentioned therein. 2. Prospective purchasers or tenants will be deemed to have made all necessary searches and enquiries. 3. Any plans shown in these particulars are able to enable prospective purchasers or tenants to locate the property. The plans are photographically reproduced and therefore are not to scale except where specifically stated. The plans are not intended to depict the interest to be disposed of. Any street plans are reproduced with the consent of Good Cartographers Limited. Location plans are based on ordnance survey maps with the sanction of the controller of H M Stationery Office. Crown Copyright Reserved. 4. The particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations warranties undertaking and contractual obligations to be given or undertaken by the vendor or landlord/lessor are those to be contained and expressly referred to in the written contract for sale or agreement for lease or lease between the vendor or landlords/lessor and a purchaser or tenant. 5. All terms quoted are exclusive of Value Added Tax unless otherwise stated. 6. The vendor/lessor does not make or give, and neither Goodsir Commercial Ltd., nor any person in the employ of Goodsir Commercial Ltd., has my authority to make or give any representation or warranty whatsoever in relation to this property. 7. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.

# Retail | Office | Medical (E Class) TO LET



## 305 Brompton Road, London, SW3

**USE CLASS:** E - Commercial, Business and Service

### FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Floor Area	805	75
<b>TOTAL</b>	<b>805 sq.ft</b>	<b>75 sq.m</b>

(All measurements are approx. on a NIA basis)

### AMENITIES:

- A New FRI Lease
- Refurbished Unit
- WC / Kitchen Area
- Self Contained

### TERMS:

A new Full Repairing and Insuring lease for a term of 5, 10 or 15 years

**RENT:** £85,396 PAX

**RATES PAYABLE:** Rateable Value estimated to be £\_\_\_\_\_. Each party is advised to contact the relevant local council.

**VAT:** Not applicable (TBC).

**SERVICE CHARGE:** To be confirmed.

**EPC:** The property has been independently assessed and certified as falling within Band . A copy of the EPC is available upon request.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

### CONTACT:



**Paul Goodsir**

0207 566 6455

paulgoodsir@goodsircommercial.co.uk



Please note that as from 1st September 2020 the Use Classes Order has been re-defined and offices will be classified within use class E (commercial, business and services), which includes retail, restaurants, offices, light industrial, medical, indoor sport and nurseries/creches. None of the above uses would require planning permission for change of use. For other uses prospective tenants should make their own enquiries regarding specific occupational requirements or uses. Please note that the above planning changes have only recently been announced and our understanding is that these may be subject to change in due course. August 2020

Regulated by:



9-10 Domingo Street, London, EC1Y 0TA Tel: 020 7566 6455  
Email: [info@goodsircommercial.co.uk](mailto:info@goodsircommercial.co.uk) Find us at [www.goodsircommercial.co.uk](http://www.goodsircommercial.co.uk)

Goodsir Commercial Ltd. 9-10 Domingo Street, London EC1Y 0TA Registered in England: 4845267

Misrepresentation act: Goodsir Commercial Ltd. For themselves and the vendors or landlords/lessors of the property for whom they act, give notice that 1. Prospective purchasers or tenants are strongly advised to check these particulars, including any fixtures and fittings expressed to be included in the sale or lease by making inspection of the property. Also the should make all necessary enquiries with Goodsir commercial Ltd., the vendor or the landlord/lessor, the vendor's or the landlord/lessor's professional advisors and all other appropriate authorities and other relevant bodies. Prospective purchasers or tenants must satisfy themselves as to the correctness of these particulars. No Warranty or undertaking is given in respect of the accuracy of these particulars, dimensions, measurements or descriptions mentioned therein. 2. Prospective purchasers or tenants will be deemed to have made all necessary searches and enquiries. 3. Any plans shown in these particulars are able to enable prospective purchasers or tenants to locate the property. The plans are photographically reproduced and therefore are not to scale except where specifically stated. The plans are not intended to depict the interest to be disposed of. Any street plans are reproduced with the consent of Good Cartographers Limited. Location plans are based on Ordnance Survey maps with the sanction of the controller of H M Stationery Office. Crown Copyright Reserved. 4. The particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations warranties undertaking and contractual obligations to be given or undertaken by the vendor or landlord/lessor are those to be contained and expressly referred to in the written contract for sale or agreement for lease or lease between the vendor or landlords/lessor and a purchaser or tenant. 5. All terms quoted are exclusive of Value Added Tax unless otherwise stated. 6. The vendor/lessor does not make or give, and neither Goodsir Commercial Ltd, nor any person in the employ of Goodsir Commercial Ltd, has any authority to make or give any representation or warranty whatsoever in relation to this property. 7. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.