

RETAIL UNIT | CLASS E LEASE AVAILABLE

217 BROMPTON ROAD LONDON SW3 2EJ

bf.
brasier freeth



VIEWINGS BY APPOINTMENT ONLY

217 BROMPTON ROAD LONDON

SW3 2EJ

Retail Opportunity
TO LET

LOCATION

217 Brompton Road occupies a prominent position on the southern side of Brompton Road, situated between Knightsbridge and South Kensington. The property benefits from an affluent local catchment and significant tourist and visitor footfall with Harrods, the Victoria & Albert Museum, Natural History Museum and Brompton Oratory all within easy walking distance.

The surrounding stretch of Brompton Road is characterised by premium independent, lifestyle and interiors retailers, with nearby occupiers including Kartell, Divertimenti, L'Eto and Amorino. Knightsbridge and South Kensington Underground stations are both within approximately an 8-minute walk.

DESCRIPTION

The property is arranged over ground and basement levels only and currently fitted to a very high standard with a well configured sales area and glazed frontage.



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ACCOMMODATION

The premises comprise the following floor areas:

Floor	Size Sq.m	Size Sq.ft
Ground Floor	116.00	1,250
Basement	118.00	1,275
TOTAL	234.00	2,525

LEASE

Held on an FRI lease due to expire 21 July 2034 with a rent review and mutual break option on 22 July 2029.

The break is subject to a £70,000 penalty, if exercised. The lease is contracted outside the Landlord and Tenant Act.

PASSING RENT

Stepped rent as follows:-

- From 22 July 2024 – £135,000 pa
- From 22 July 2027 – £137,500 pa
- From 22 July 2028 – £140,000 pa

TERMS

Offers invited for a lease assignment.



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B43. Further details available upon request.

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £132,000.

LEGAL COSTS

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



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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quoted are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds or the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.