

# 100 Old Brompton Road, South Kensington London SW7 3RD

lot 3

## Freehold Retail and Residential Investment

- Highly affluent and fashionable London suburb
- 500 metres south of Natural History and Science Museums
- 1 km south-west of Knightsbridge
- Nearby occupiers include Foxtons, Barclays Bank and Gourmet Burger Kitchen
- Six Week Completion

Rent  
£28,625  
per annum  
exclusive



### Location

Miles: 500 metres south of the Natural History and Science Museums 1 km south of Hyde Park  
Roads: A4, A308, 3218  
Rail: South Kensington (Piccadilly, Circle and District tube lines)  
Gloucester Road (Piccadilly, Circle and District tube lines)  
Air: London Heathrow

### Situation

The property is located in fashionable South Kensington, within the highly affluent Royal Borough of Kensington and Chelsea, south west of Knightsbridge and Mayfair. The property is situated on the busy Old Brompton Road and has good communications via road, bus and tube links. Nearby occupiers include Foxtons, Barclays Bank and Gourmet Burger Kitchen.

### Description

The property comprises ground floor retail accommodation with residential accommodation on the two upper floors.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Note

NB: The purchaser will pay 1% plus VAT of the purchase price towards the Vendor's sales costs.

### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews (Reversion)
Ground	Retail	52.03 sq m (560 sq ft)	<b>MR AND MRS MALIK (t/a Expert Cleaner) on Assignment (1)</b>	15 years from 20/08/1999	£28,500	(2014)
First/Second	Residential	Not Measured	<b>INDIVIDUAL</b>	125 years from 24/03/1999	£125	2024 and 2 yearly (1)
<b>Totals</b>		<b>52.03 sq m (560 sq ft)</b>			<b>£28,625</b>	

(1) The ground rent on the flat increases by £100 at every review. The residential leaseholder is responsible for 75% of the service charge on the building with the commercial tenant making up the remaining 25%.

### For further details please contact:

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