

Prime⁺ Retail

Shop Lease Available

LAVENDER HILL
205 Lavender Hill

Location

The subject property occupies a prominent corner location fronting Lavender Hill, benefiting from a return frontage onto Mysore Road. The property benefits from a large residential catchment in the immediate vicinity. Foxtons are situated directly opposite the unit, whilst other multiple retailers are located close by such as William Hill.

An extract from the street plan is attached upon which the property has been highlighted.

Accommodation

The property is arranged on ground floor and basement comprising the following approximate net internal floor areas and dimensions:-

Gross Frontage	36 ft 2 in	11.04 m
Net Frontage	29 ft 6 in	9.02 m
Internal Width	17 ft 3 in	5.30 m
Shop Depth	31 ft 3 in	9.55 m
Ground Floor Sales	476 sq ft	44.27 sq m
Basement Ancillary	555 sq ft	51.57 sq m

Lease

The property is available by way of an existing effectively full repairing and insuring lease expiring 29th February 2028 at a current rent of £22,000 per annum exclusive of rates and VAT.



Rates

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£24,750
UBR (2020/21)	£0.499
Rates Payable	£12,350

Interested parties are advised to make their own enquiries with the Local Authority.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

An EPC has been commissioned and a copy can be made available upon request.

Viewing

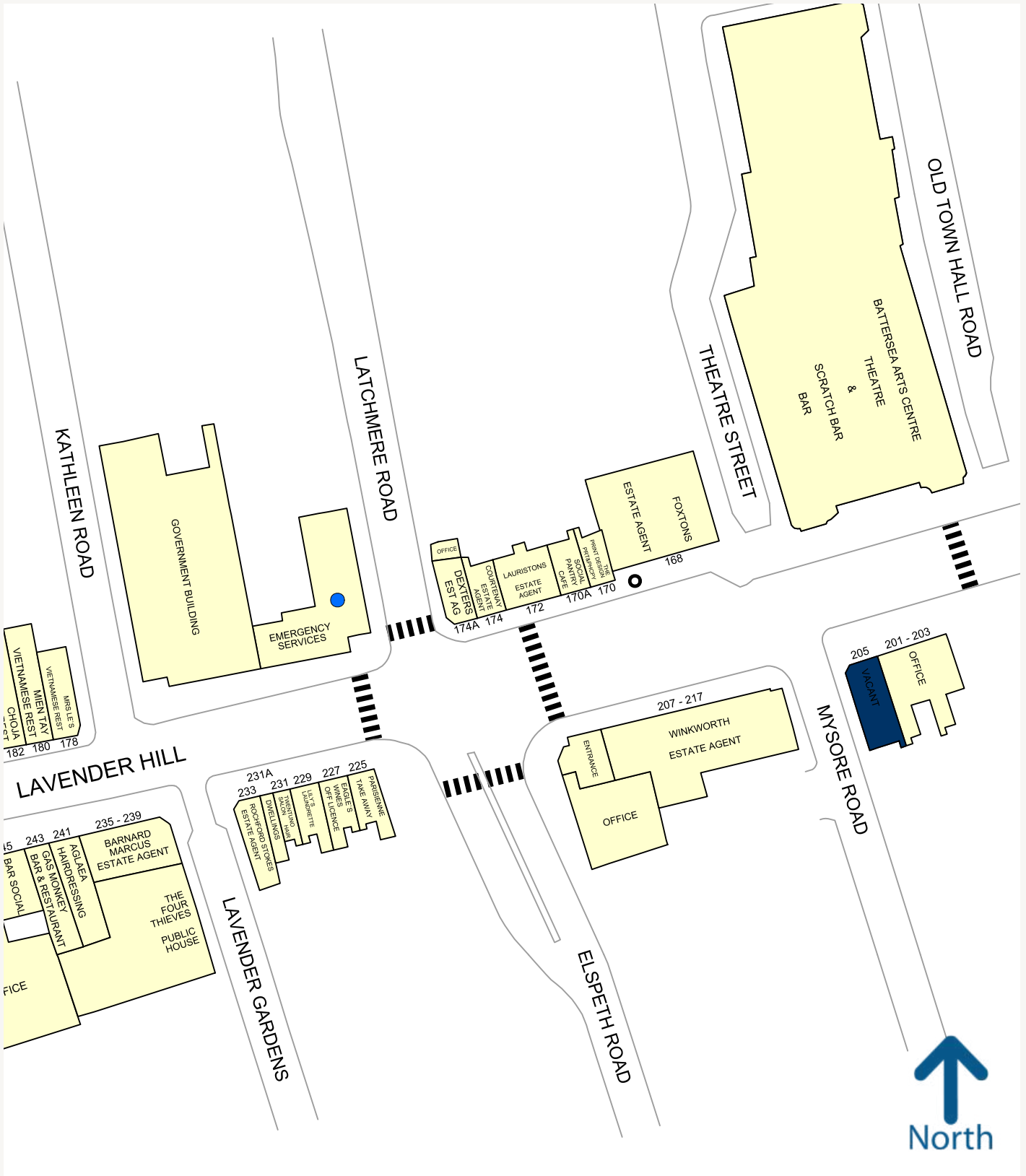
All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

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Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.