



123 Gloucester Road

South Kensington, London, SW7 4TE

TO LET - Characterful, rarely available corner retail unit in South Kensington.

1,071 sq ft
(99.50 sq m)

- Close to Gloucester Road underground.
- On the corner of Stanhope Mews.
- Exceptional levels of natural light.
- Prominent retail frontage.
- South-Facing corner unit.
- Available immediately.

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Summary

Available Size	1,071 sq ft
Rent	£42,500 per annum
Business Rates	Upon Enquiry
EPC Rating	D (90)

Description

This exceptional corner retail unit is based on the corner of Gloucester Road and the ever-picturesque Stanhope Mews South offering an idyllic setting for a retail user of any kind. This opportunity is rarely available and being within a couple of minutes of Gloucester Road underground offers outstanding transport Links throughout the City and to Heathrow for journeys further afield.

The passing trade in the area is excellent with a number of high-end and well-regarded retailers such as Pret a Manger, Café Nero (next door), Steak and Company and Fait Maison making up just a few. The property itself offers two floors of prime retail space with a small kitchenette and W/C on the lower ground floor. Light decorative work with a relatively low capital expenditure is required to suit any prospective tenants' design.

Location

Gloucester Road is an ever-desirable location combining a high-footfall retail and dining locale with a sophisticated and upmarket atmosphere. There is a notable community feeling amongst residents who aim to support local business and appreciate service in the local area above nothing else. Operating from this prominent position provides an envious view overlooking Hereford Square and the green and characterful cobbled street that is Stanhope Mews.

Terms

RENT: £42,500 per annum.

RATEABLE VALUE: c. £22,750 per annum.

RATES PAYABLE: c. £11,352 per annum.

EPC: D (90).

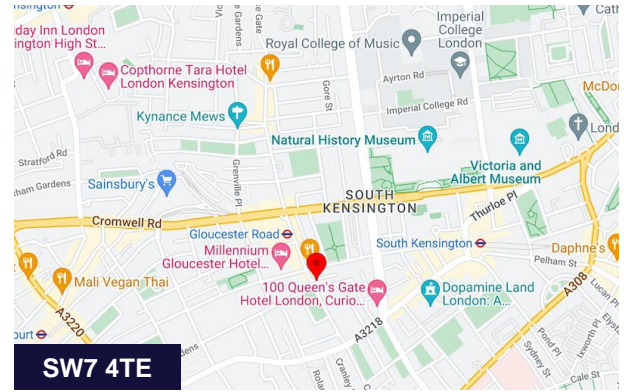
USE CLASS: Class E.

LOCAL AUTHORITY: Royal Borough of Kensington and Chelsea.

POSSESSION: Full vacant possession immediately on completion of legal formalities.

LEASE TERMS: A new lease granted outside the Landlord & Tenant Act 1954 to be agreed.

LEGAL COSTS: Each party is to bear their own legal costs.



Viewing & Further Information



Chris Ryan

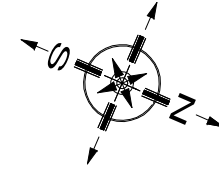
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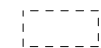
cryan@winkworth.co.uk

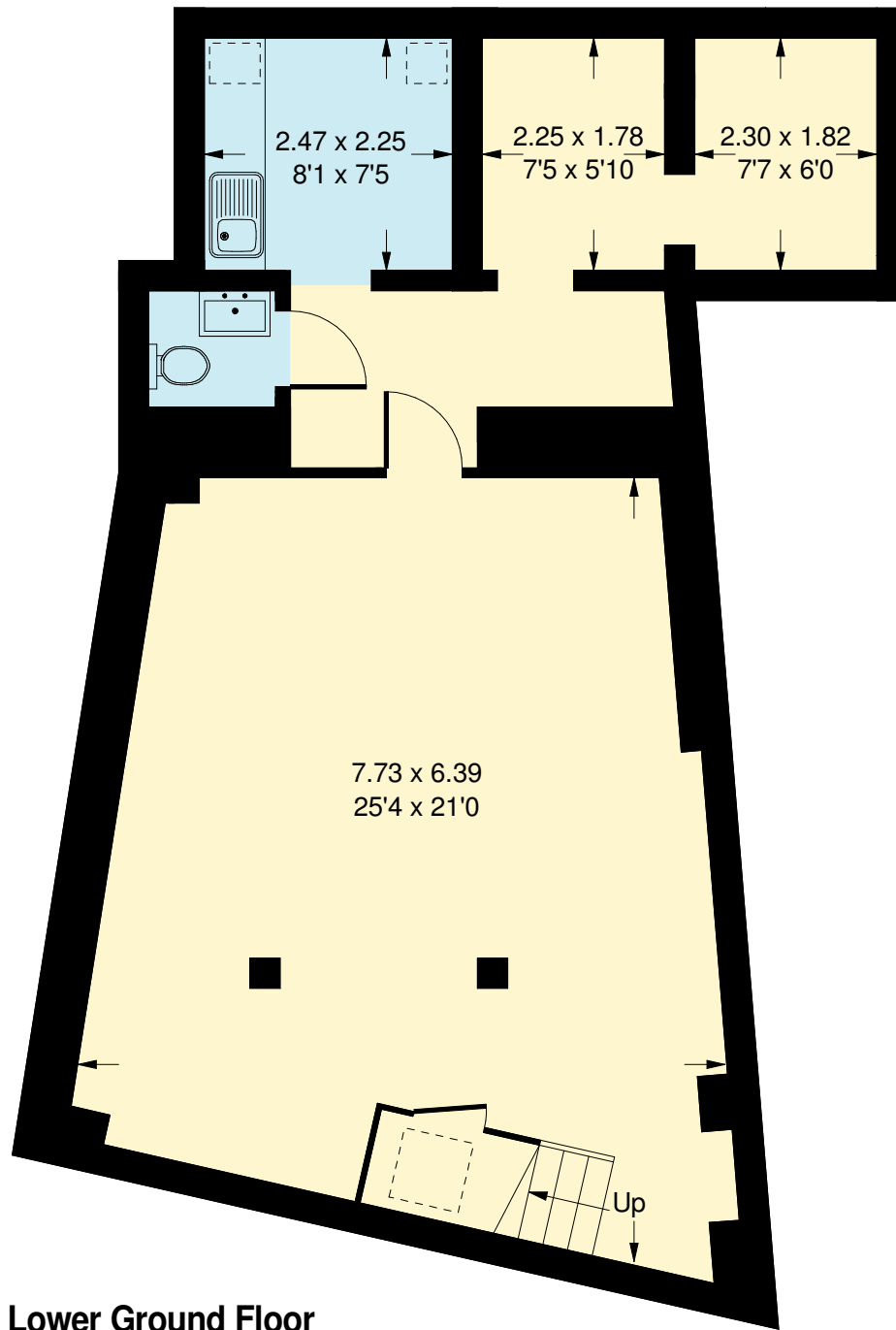
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Gloucester Road, SW7

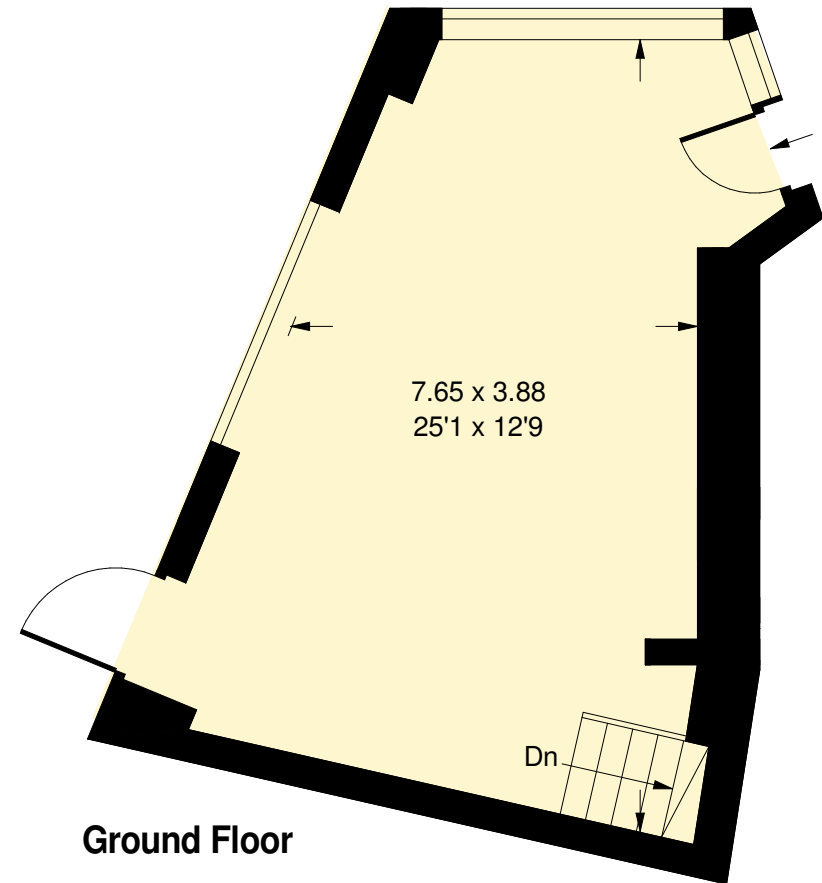
Approx. Gross Internal Area
99.5 sq m / 1071 sq ft



 = Reduced headroom
below 1.5 m / 5'0"



Lower Ground Floor



Ground Floor