

# GLOUCESTER ROAD | LONDON | SW7

## Location

The subject property is situated in a prime location along Gloucester Road, adjacent to Women's fashion brand The Exchange.

Other nearby retailers include: **Partridges**, **Starbucks**, **Toni & Guy** and **Coco Momo**.

## Accommodation

The property is arranged over ground floor and basement:

Ground Floor Area	310 sq ft	28.79 sq m
Basement	461 sq ft	42.82 sq m
<b>Total</b>	<b>771 sq ft</b>	<b>71.61 sq m</b>

## Term

The property is available by way of a new full repairing and insuring lease with 5 yearly rent reviews.

## Rent

£35,000 per annum exclusive.

## Insurance

£357.10 pa

## Rates

Rateable Value	£31,750
Rates Payable	£16,510 pa

## Service Charge

20/2021 is £436.40 pa



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RETAIL

## EPC

Certificate available on request

## Legal

Each party is responsible for its own legal costs incurred in this transaction.

## SUBJECT TO CONTRACT

## Viewing

For further information, please contact :

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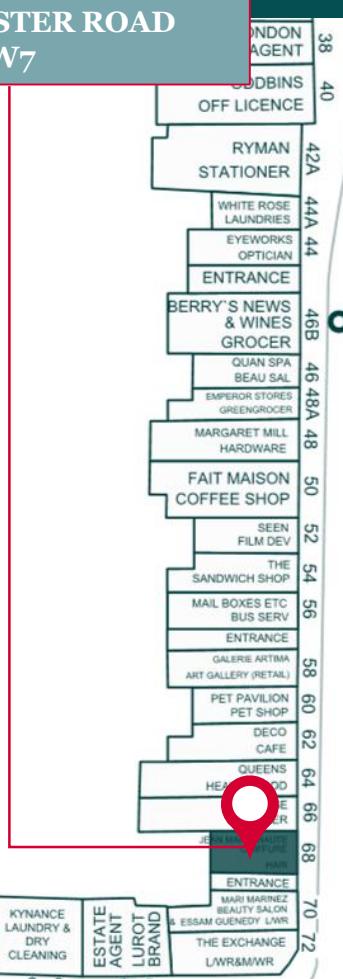
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