



138 Brompton Road, London, SW3 1HY

Location

The premises occupy a prime position on Brompton Road, a short walk from Knightsbridge underground and is virtually opposite Harrods. The site is just on the north side of the street where there is the opportunity to secure south facing outside seating. Local operators include The Mantle, Caffè Concerto, Pret a Manger, Knoops Chocolate, Caffé Nero, and Paul. The V&A, Natural History Museum and numerous hotels are nearby.

For a greater understanding of the location please review the following link: [Google Street View](#).

Description

The premises occupy the entire building set over basement, ground and two upper floors and provide a c. 90 cover restaurant benefiting from fitted kitchens and prep areas and a food lift serving B, G & 1st floors. There is an attractive atrium.

The approximate gross internal areas are as follows:

Ground Floor	1,643 sq ft	153 sq m
Basement	1,808 sq ft	168 sq m
First Floor	527 sq ft	49 sq m
Second Floor	527 sq ft	49 sq m
Total	4,505 sq ft	419 sq m

Lease

The premises are held on a 20 year lease from July 2021 at a passing rent of £260,000 per annum exclusive, with five yearly upward only rent reviews.

Premium

Premium offers invited.

Planning / Licensing

The premises benefit from E Class Use. There is no premises in place at the moment.

Further Details

An EPC can be provided upon request. Unless otherwise stated, each party is to bear its own legal costs and possession will be available upon completion of legal formalities. VAT is applicable.

Viewing is strictly by prior appointment with sole agent Davis Coffey Lyons: dcl.co.uk

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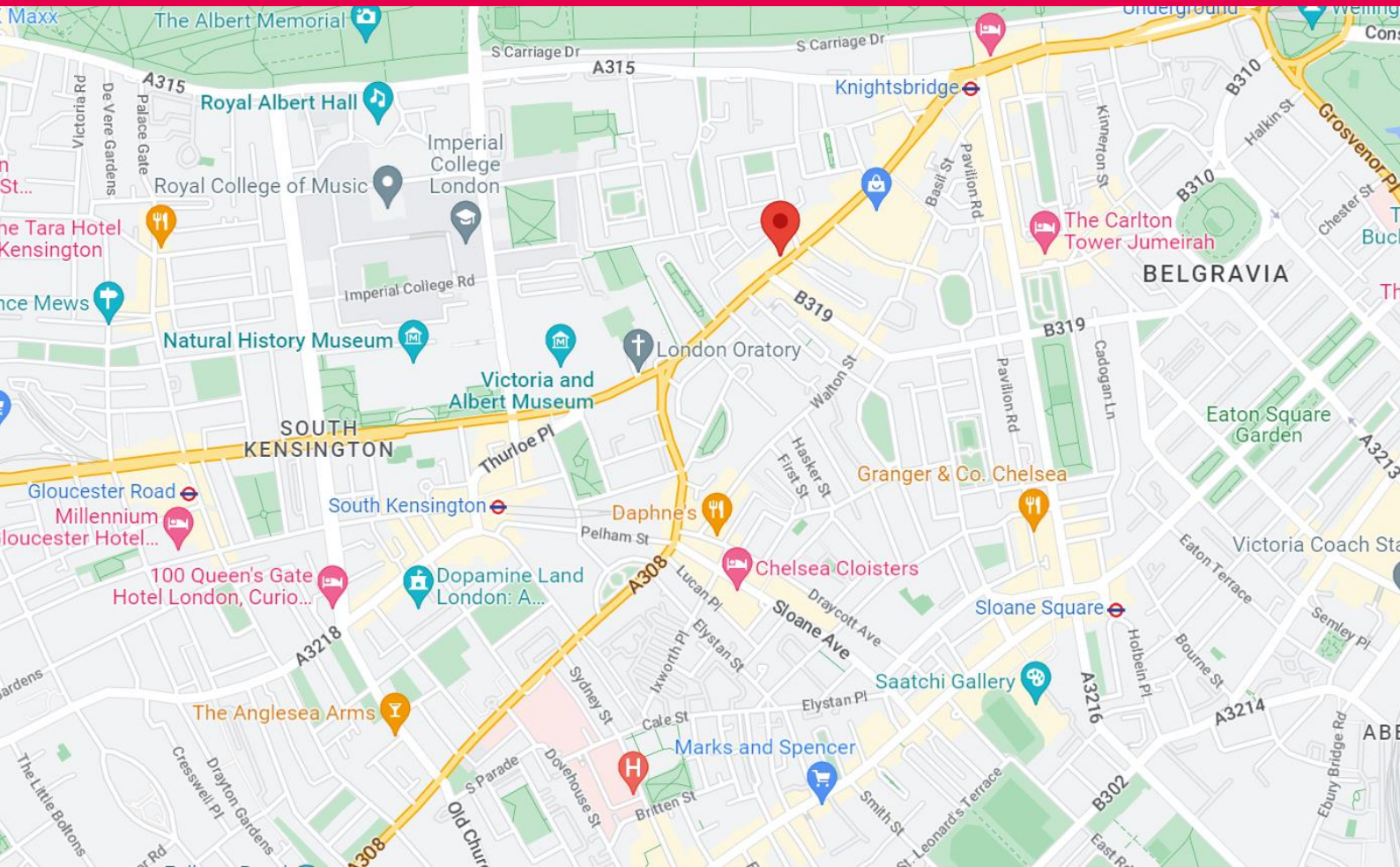
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LEASE FOR SALE – BROMPTON ROAD, SW3

4,505 SQ FT RESTAURANT WITH OUTSIDE SEATING



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