



The Kensington Creperie, 2-4 Exhibition Road, South Kensington, London, SW7 2HF

Location

The premises are located on Exhibition Road, which provides a semi-pedestrianised link between South Kensington Underground Station and the major tourist attractions such as Hyde Park, the Royal Albert Hall (RAH), the Victoria & Albert Museum, the Science Museum and the Natural History Museum (which has a total aggregate annual visitor number of 14.3M). The property is also situated less 100m from South Kensington Underground Station which provides access to the Circle and District and Piccadilly Lines with a total annual footfall of 31.8M. Nearby operators include Comptoir Libanais, Fernandez and Wells, Le Pain Quotidien and Gails. For a better understanding of the location please review [Google Street View](#)

Description

The main trading area comprises open plan trading accommodation, with a linear food counter and servery against the rear wall and provides approximately 35-40 covers. The secondary trading area provides a further 20-25 covers. In addition there is a finishing kitchen, which is open to the trading area. The basement provides an additional trading area for circa 20-25 covers, customer toilets, pavement vault storage and a commercial kitchen. We understand the approximate Gross Internal Area to be:

Ground Floor	915 sq ft	85 sq m
Basement	1,238 sq ft	115 sq m
Total	2,153 sq ft	200 sq m

Tenure

The premises are held on two co-terminus leases expiring in September 2023. A 15-year reversionary lease has been granted expiring September 2038. The combined passing rent is £235,000 pax.

Premium

Premium offers invited for the benefit of the leasehold interest, premises license and fixtures and fittings in situ.

Planning and Licensing

The premises benefits from A3 restaurant use and a licence allowing the sale of alcohol Monday to Sunday from 10.00am to midnight.

Further Details

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

Viewing is strictly by prior appointment with joint sole agents Davis Coffey Lyons: dcl.co.uk and Fleurets: fleurets.com

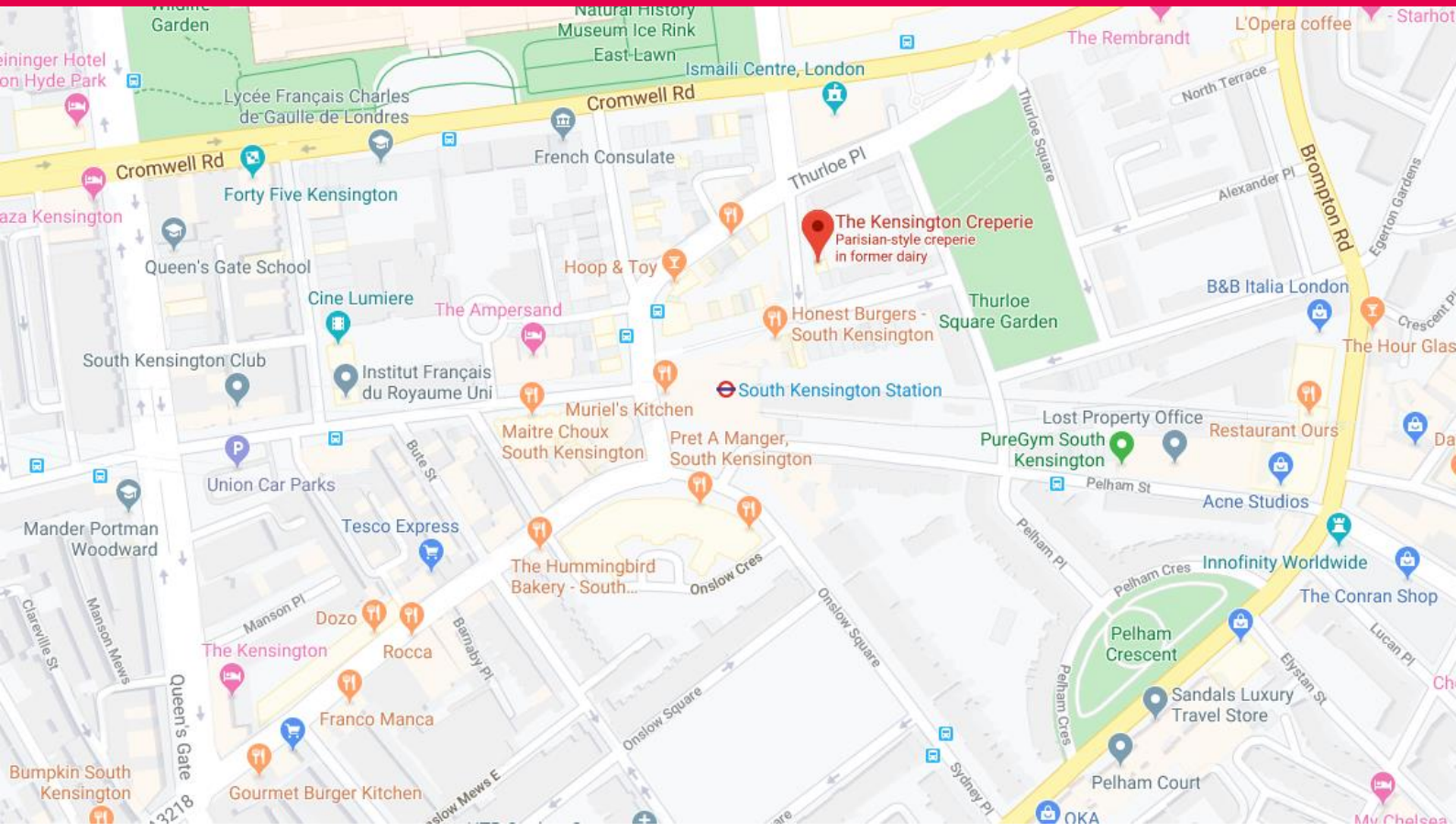
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