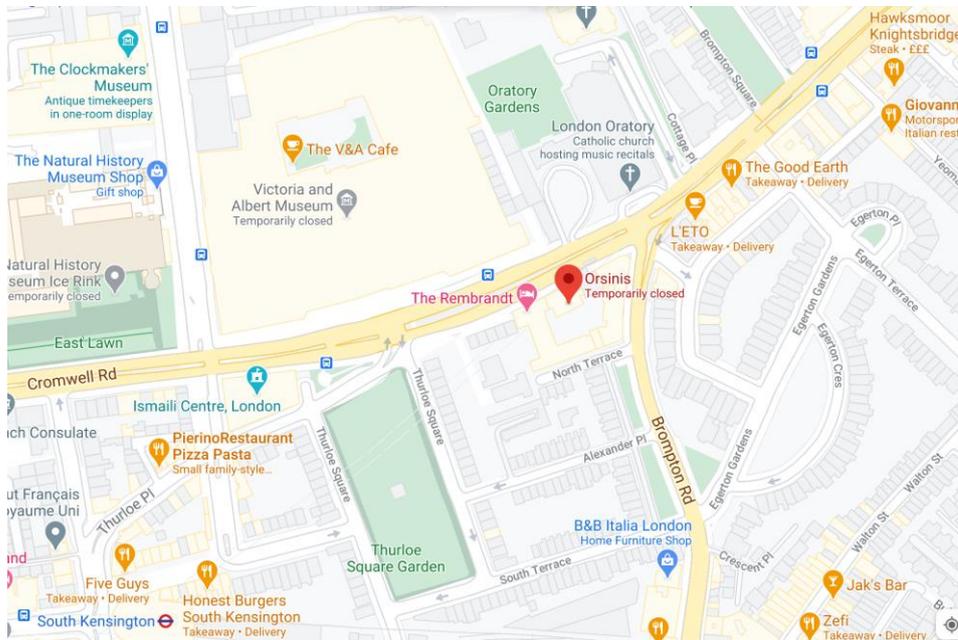




**DAVIS
COFFER
LYONS**

**BROMPTON QUARTER RESTAURANT OPPORTUNITY
OPPOSITE THE V&A MUSEUM
AVAILABLE TO LET ON A NEW LEASE – NO PREMIUM
8A THURLOE PLACE, LONDON SW7 2RX**



Location

8A Thurloe Place is located opposite the Victoria & Albert Museum and forms part of Brompton Quarter, the design district which lies between fashionable Knightsbridge and the cultural hub of South Kensington. Brompton Quarter is home to a carefully curated collection of design and lifestyle shops such as Kartell, Divertimenti and Smallbone of Deizes' new 15,000 sq ft flagship, and restaurants and cafes including Hawksmoor, L'Eto and The Good Earth. Harrods and the Natural History and Science Museums are also close by, as is the 194-bed 4* Rembrandt Hotel a couple of doors away.

Description

The unit is arranged over ground, basement and mezzanine floors and comprises the following approximate gross internal areas:

Ground Floor	501 sq ft	46.5 sq m
Mezzanine	273 sq ft	25.4 sq m
Basement	527 sq ft	49 sq m
Total	1,301 sq ft	121 sq m

The accommodation has been stripped out save for WCs and kitchen extraction canopy and duct; further information on which is available on request.

Tenure

The premises are available by way of a new lease, contracted outside of the Security of Tenure provisions of the Landlord and Tenant Act 1954 (Part II as amended), and on standard South Kensington Estates lease terms.

Rent and Service Charge

Upon application

Business Rates

Rateable Value £45,500. Interested parties are encouraged to make their own enquiries with the Royal Borough of Kensington and Chelsea

Planning and Licensing

This premises benefits from E Class Use. A premises licence, which has restaurant conditions such that the sale of alcohol is ancillary to table meals, is currently in place, permitting the sale of alcohol during the following hours:

Monday to Friday	10.00 – 24.00
Saturday	11.00 – 24.00
Sunday	12.00 – 23.30

Professional Costs

Each party is to bear its own legal costs and professional costs.

Further Details

An EPC is available on request. All enquiries must be referred to joint agents Davis Coffey Lyons and Orme Retail (020 7499 0440). For further information contact: Kate Taylor: ktaylor@dcl.co.uk / 020 7299 0752