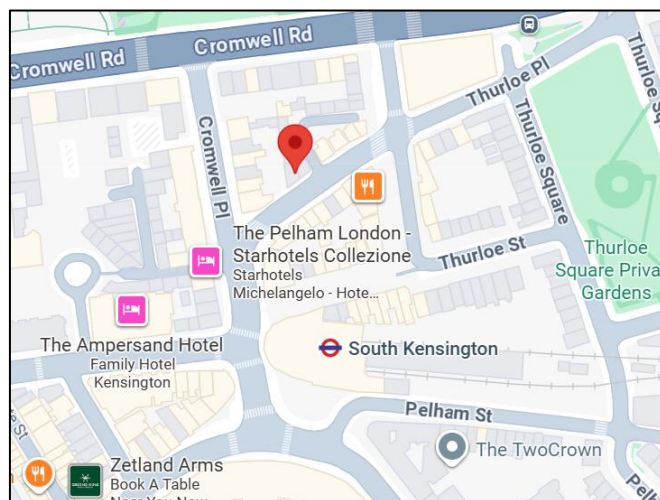




36 Thurloe Place, London, SW7 2HP

Location

The unit is located within the affluent area of South Kensington, close to the underground station, Exhibition Road and the Natural History, Science and Victoria & Albert Museums, and next door to the Pavillion Gallery – the largest events space at neighbouring arts destination Cromwell Place, also home to The Lavery.

The location benefits from strong and varied footfall from local residents, domestic and international visitors and office workers. Nearby operators include Lina Stores and Casa Brindisa on Exhibition Road, as well as Tombo Café, The Hoop & Toy and Supernova on Thurloe Place. There are a number of hotels in the vicinity, including the Ampersand and The Pelham.

Description

An attractive standalone building arranged over ground, basement and first floors with the following approximate floor areas:

Ground Floor	1,057 sq ft	98 sq m
Basement	1,082 sq ft	101 sq m
First Floor	1,037 sq ft	96 sq m
Total	3,176 sq ft	295 sq m

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

The premises is currently assessed on the basis of retail use with a Rateable Value of £128,000. 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. An incoming operator would need to apply for a Premises Licence. Installation of external plant at first floor roof level is subject to planning; applications should be made for limited air handling equipment only. Further details on request.

Professional Costs

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

Further Details

EPC available on request. Viewings arranged via joint agents Davis Coffey Lyons and KLM. For further information contact:

Kate Taylor
ktaylor@dcl.co.uk
 020 7299 0752



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