

**35-36 Thurloe Place, London, SW7 2HP**

**Location**

35-36 Thurloe Place is an attractive property located within the affluent area of South Kensington, close to South Kensington Station, Exhibition Road and the Natural History, Science and Victoria & Albert Museums. The location benefits from the presence of local residents, tourists and office workers; South Kensington tube station saw an annual footfall in excess of 30 million in 2019. It is next to Cromwell Galleries, a 35,000 sq ft first-of-its-kind exhibition and working space for galleries, dealers, collectors and art professionals.

**Description**

The unit is arranged over ground, basement and first floors with the following approximate 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

The accommodation is offered in shell condition. A route for kitchen extract and fresh air ducts has been identified.

**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 £143,000 and rates payable of £73,359. 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.

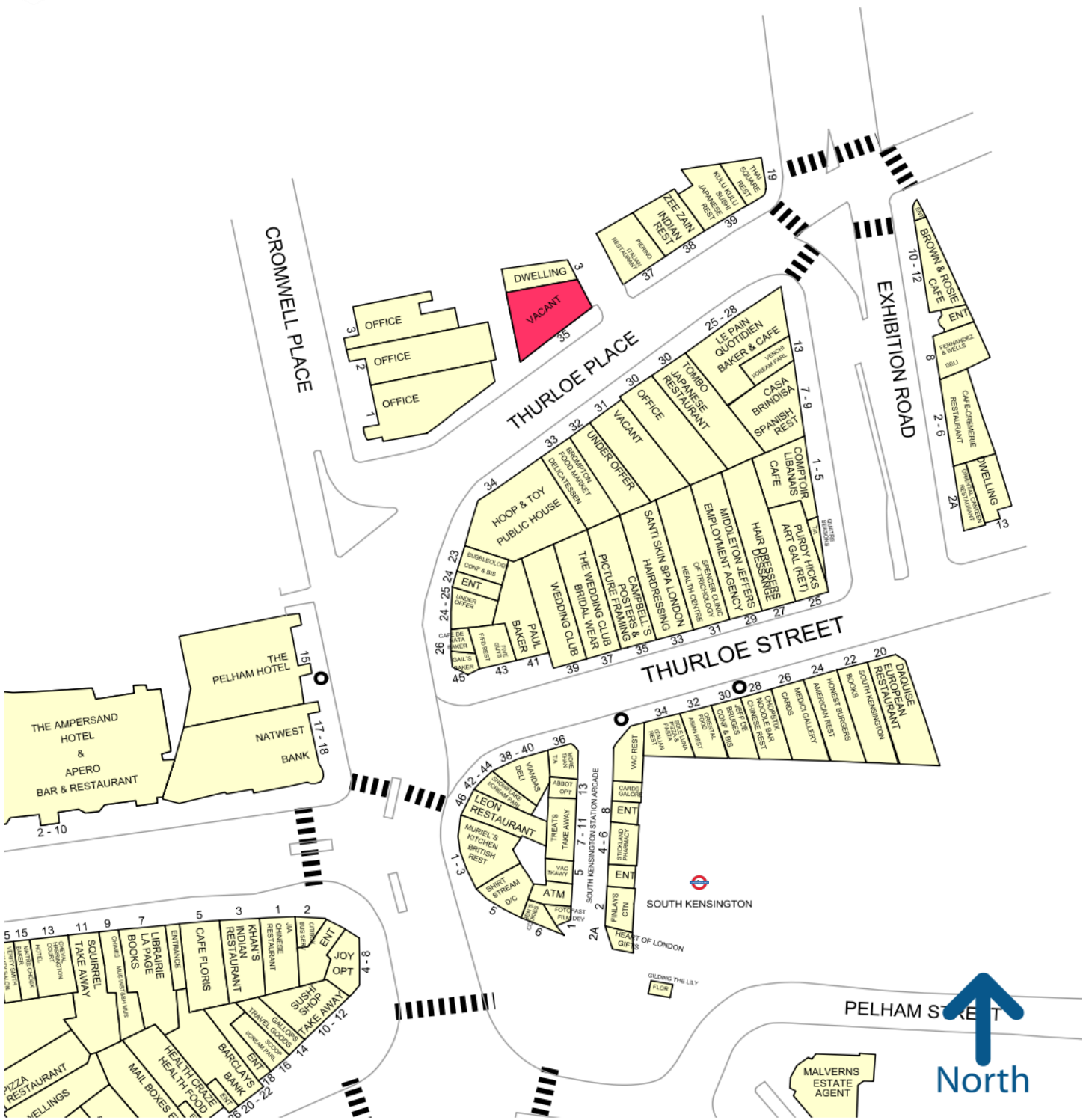
**Professional Costs**

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

**Further Details**

An EPC has been commissioned will be available on request. All enquiries must be referred to joint agents Davis Coffey Lyons, Orme Retail (020 7499 0440) and KLM (020 7317 3700). For further information contact:

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