



Photography: Lloyd Sturdy

SOUTH KENSINGTON

**45 THURLOE STREET &
26 CROMWELL PLACE, SW7
(INDIVIDUALLY OR COMBINED)**

155-505 SQ FT

OPPOSITE SOUTH KENSINGTON TUBE STATION.

A landmark corner site with extensive frontage, outdoor seating and exceptional visibility at London's Museum Quarter.

Situated at the heart of one of Europe's most visited cultural quarters, this hugely prominent corner unit offers a rare F&B opportunity in South Kensington. Directly opposite South Kensington Underground Station, with over 28 million annual entries and exits - the site benefits from constant seven-day footfall. The location sits on the main pedestrian route to the V&A, Natural History Museum, Science Museum, and Royal Albert Hall, which together attract over 14 million visits each year, and is surrounded by one of London's most affluent neighbourhoods. Extensive frontage and the potential for outside seating make this an ideal location for a flagship operator seeking a high-profile presence.

28m

Journeys through South Kensington tube station per year (2024)

40k

Residents live within a 15 min walk of South Kensington tube station

26k

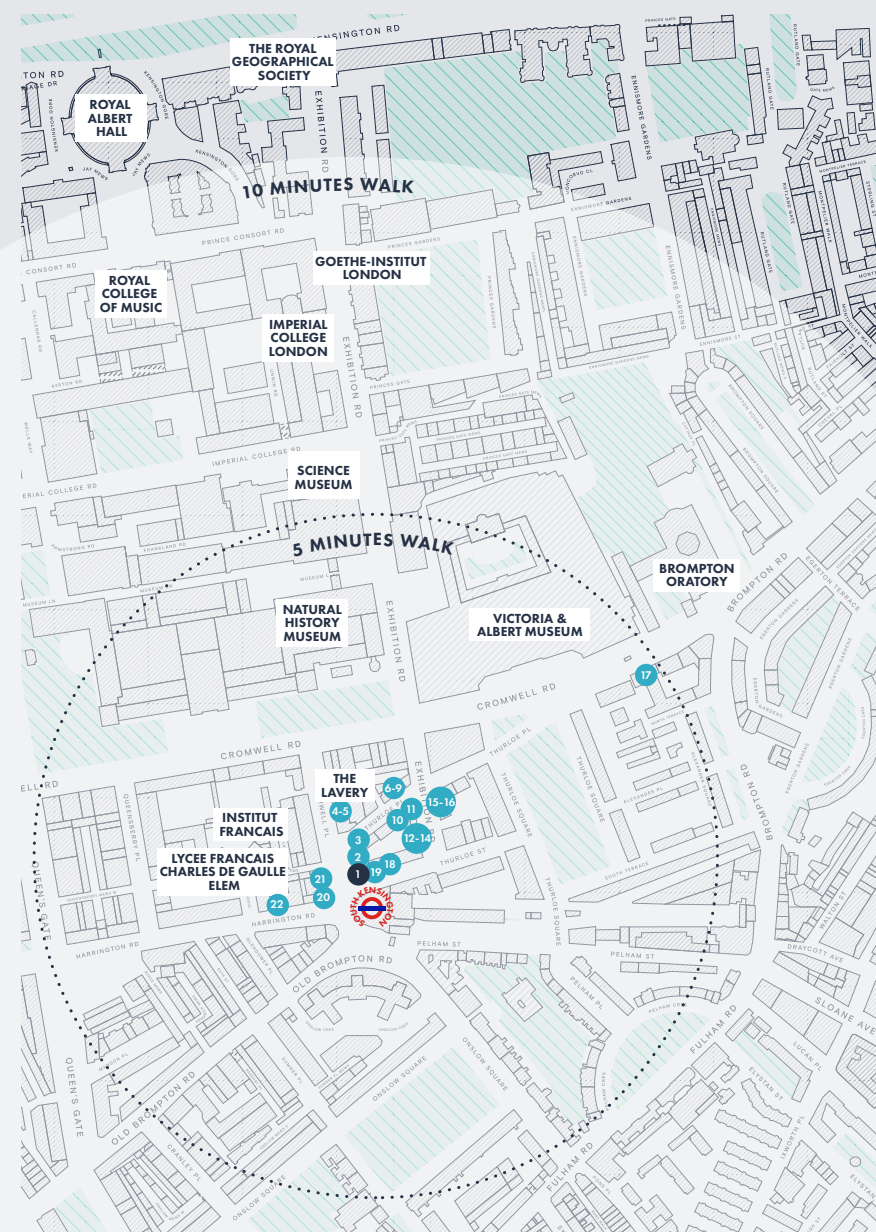
Tourists visit South Kensington every day

35k

Students and employees at the art, cultural & educational institutions

LOCATION

Set within South Kensington's busy dining and retail district, the property benefits from strong local patronage from residents, office workers and a high volume of visitors. It sits among a wide offering of cafés, casual dining and fine-dining operators, with neighbouring names such as Gail's, Lina, Brindisa and boutique eateries along Thurloe Place, Old Brompton Road and surrounding streets. In addition, several hotels including The Pelham, The Ampersand, and The Rembrandt are located within walking distance, supplying a steady stream of guest footfall and demand for food & beverage options.



- 1 45 Thurloe Street & 26 Cromwell Place, SW7
- 2 Philippe Conticini
24-25 Cromwell Place, SW7 2LD
- 3 Bubbleology
23 Cromwell Place, SW7 2LD
- 4 Restaurant at The Lavery
4 Cromwell Place, SW7 2JE
- 5 Philippe Conticini
24-25 Cromwell Place, SW7 2LD
- 6 Pierino
37 Thurloe Place, SW7 2HP
- 7 South Kensington Kitchen
38 Thurloe Place, SW7 2HP
- 8 Supernova
39 Thurloe Place, SW7 2HP
- 9 Thai Square
19 Exhibition Road, SW7 2HE
- 10 Tombo
29 Thurloe Place, SW7 2HQ
- 11 Lina Stores
15 Exhibition Road, SW7 2HE
- 12 Venchi
13 Exhibition Road, SW7 2HE
- 13 Tapas Brindisa
7-9 Exhibition Road, SW7 2HE
- 14 Comptoir Libanais
1-5 Exhibition Road, SW7 2HE
- 15 Glamarama Green
10-12 Exhibition Road, SW7 2HF
- 16 Farm Girl
8 Exhibition Road, SW7 2HF
- 17 The Rembrandt Hotel
11 Thurloe Place, SW7 2RS
- 18 Paul
47 Thurloe Street, SW7 2LQ
- 19 Five Guys
43 Thurloe Street, SW7 2LQ
- 20 Gail's
18 Cromwell Place, SW7 2LA
- 21 The Pelham Hotel
15 Cromwell Place, SW7 2LA
- 22 The Ampersand Hotel
10 Harrington Road, SW7 3ER

OPPORTUNITY

The corner unit provides up to 329 ft² of ground floor internal space (depending upon combination) with high-impact frontage and strong branding potential. Plus 176 ft² of basement space, accessed separately from the retail unit.

The combined unit can accommodate up to **11 outdoor tables with 22 chairs** (subject to annual tables and chairs licence renewal), creating valuable al fresco dining capacity and a strong street presence. Together with steady seven-day custom from residents, visitors and professionals, the site lends itself to a flagship café, grab-and-go concept, or boutique dining offer seeking a high-volume London location.

FLOORPLANS

Ground Floor



Ground Floor

45 Thurloe Street: 14.4 m² / 155 ft²

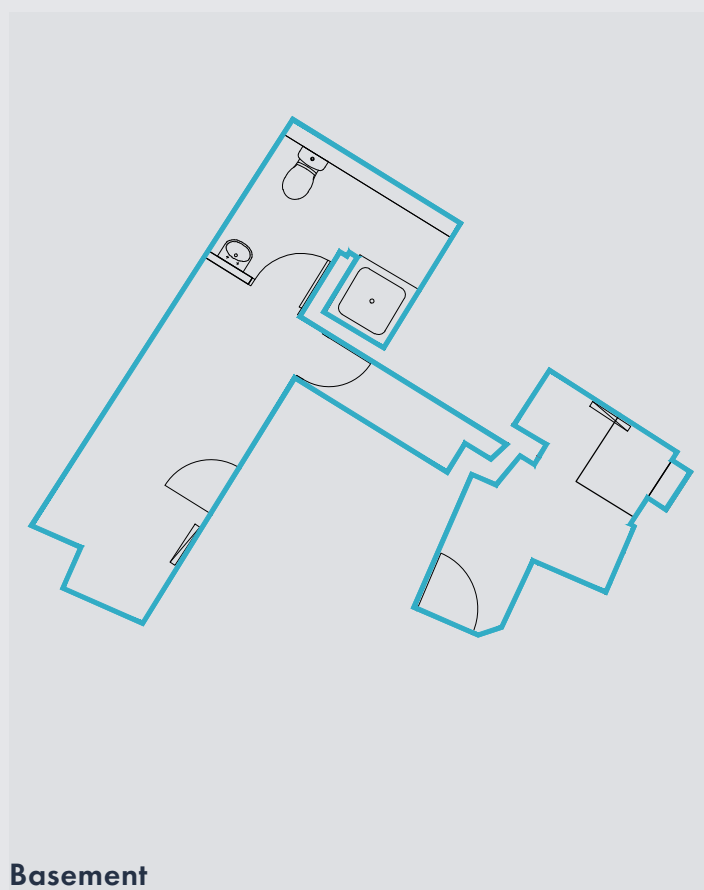
26 Cromwell Place: 14.5 m² / 156 ft²

Combined Space: 30.6 m² / 329 ft²



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Remote Basement

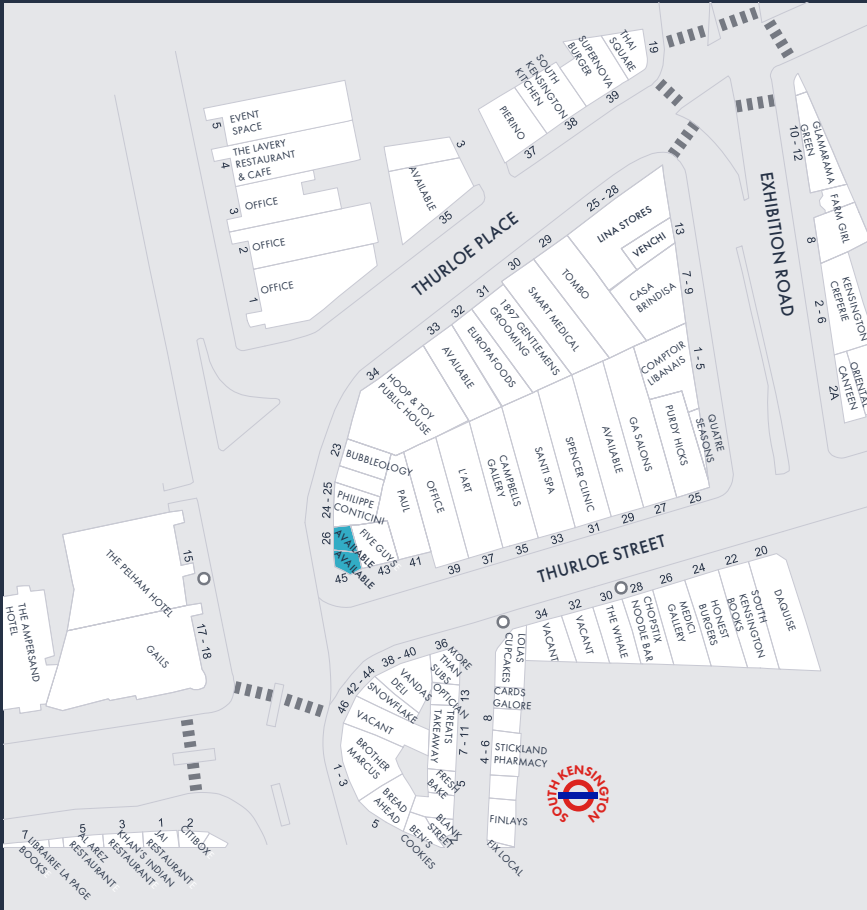


Basement

16.4 m² / 176 ft²

N.B. the basement is separately accessed and does not connect directly to the retail units.





ACCOMODATION

	Ground Floor	Basement
45 Thurloe Street	14.4 m ² / 155 ft ²	Available option
26 Cromwell Place	14.5 m ² / 156 ft ²	Available option
Combined	30.6 m ² / 329 ft ²	16.4 m ² / 176 ft ²

LEASE

The property is available on a new lease, for a Term to be agreed. The lease is to be contracted outside of the Security of Tenure provisions of the Landlord and Tenant Act 1954 Part II (as amended) and is to be on standard SKE terms.

QUOTING RENT

Available upon application.

For further information please contact:

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SERVICES & INSURANCE

Available upon request.

RATEABLE VALUE

45 Thurloe Street £31,500
26 Cromwell Place £27,750
Combined - to be reassessed

Interested parties are advised to make their own enquiries with RBKC to confirm exact liabilities.

TIMING

March 2026

EPC

TBC