



DAVIS
COFFER
LYONS

KNIGHTSBRIDGE RESTAURANT OPPORTUNITY AVAILABLE TO LET – NO PREMIUM



215 Brompton Road, London, SW3 2EJ

Location

The unit forms part of Brompton Quarter, which lies between fashionable Knightsbridge and the cultural hub of South Kensington. Brompton is home to the Victoria & Albert Museum, a carefully curated collection of design and lifestyle shops such as Smallbone, Kartell and Divertimenti, and restaurants and cafes including Hawksmoor, L'Eto and The Good Earth. Harrods and the Natural History Museum are also close by.

Description

The unit is arranged over ground floor and basement, with the following approximate floor areas:

Ground Floor	1,623 sq ft
First Floor	180 sq ft
Basement	1,491 sq ft
Vaults	78 sq ft
Total	3,372sq ft

It is offered fitted, with trading accommodation at ground floor, kitchens at basement level and ancillary / office accommodation at first floor.

Tenure

Subject to vacant possession the premises will be available by way of a new 15 FRI lease, contracted outside the Landlord and Tenant Act 1954 Part II (as amended) and on our client South Kensington Estates' standard terms.

Rent and Service Charge

Upon application.

Business Rates

We are advised by the Local Authority that the Rateable Value is £211,000 with rates payable to year end 31/03/20 of £108,243. Interested parties are advised to make their own enquiries.

Planning & Licensing

The unit benefits from A3 Use.

A premises licence is in place permitting the sale of alcohol from 10am to 11.30pm Monday to Sunday, without restaurant conditions.

Further Details

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. EPC available on request.

For further information and viewings please contact Kate Taylor on 020 7299 0752 / ktaylor@dccl.co.uk or joint agent Orme Retail on 020 7499 0440.