

146 BROMPTON ROAD

— LONDON SW3 —

KNIGHTSBRIDGE RESTAURANT TO LET

Prime Brompton Road Location
1,567 SQ FT



146 BROMPTON ROAD

LONDON SW3

The property is situated on the North side of Brompton Road in Knightsbridge, roughly opposite Beauchamp Place and a short distance from Harrods. It is a parade that is busy all day and throughout the year. The tenant line up in the parade is being revitalised with three new openings expected in 2017. Nearby attractions and other occupiers abound including all the international fashion brands on Brompton Road, the world famous department stores Harrods and Harvey Nichols, the restaurants and shops of Beauchamp Place and Brompton Cross, the luxury hotels of Knightsbridge and other attractions such as Hyde Park, The Natural History Museum and Science Museum in South Kensington.



DESCRIPTION

The property is arranged over ground floor only with kitchen space currently located to the rear of the building and service access onto Cheval place at the rear. The space widens towards the back. The premises will be offered in stripped out shell condition. Utilities and kitchen extract details are available on request.

The following approximate areas apply:

Ground floor	1,567 sq ft
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PLANNING

Planning consent permitting A3 (food and drink) exists by way of a certificate of lawful use.

PREMISES LICENCE

The tenant can make an application for a new premises licence in accordance with the planning consent.

TERMS

A new lease is offered for a term of 15 years outside the landlord and tenant act. The asking rent is £195,000 per annum. A small rent free will be available to tenants to assist with fit out. Rent reviews will be five yearly, upward only to open market.

VIEWING

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