

SOUTH KENSINGTON BOUTIQUE CLASS E FITTED SHOP/CAFÉ LEASE ASSIGNMENT WITH OUTDOOR SEATING

13 Bute Street, South Kensington, SW7 3EY



Location

The unit is in a popular pedestrianised street in the affluent area of South Kensington a short walk from **South Kensington Station**, **Science Museum**, **Natural History Museum**, **Royal Albert Hall**, **Imperial College London** and many other very busy landmarks. Bute Street is home to a number of popular boutique and independent operations including **Oddono's Gelateria**, **Ceru Mezze Restaurant**, **Eli's**, **Moxon's**, **Kubabka**, **Oblique House of Nails**, **Filo**, **Cacciari's Asia**, **Quinta Salvadoran**, **Blanc**, **Suzette**, **Pizzetta** and others. Around the corner are also **Hummingbird Bakery**, **Ole & Steen**, **Al Dente**, **Rocca** and many more.

Accommodation

Ground Floor (approx.) 484 sq ft 45 sq m

Features: 3 phase electricity supply, Bluetooth sound system, ventilation system, CCTV, Security alarm, Bifold doors, Interior decor flower ceiling, Corian stone worktops, Stainless steel fitted kitchen, 3 velor booths with storage and stone tables tops, 3 tv screen menu, Outdoor seating license. Exact inventory by agreement.

Terms

The premises are held on an existing lease expiring 21st June 2028 at a passing rental of £60,000 per annum exclusive.

Premium offers invited in excess of £35,000 for a quick sale for the benefit of the protected lease and fixtures and fittings.

Rates

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available. We understand that the premises have been assessed for business rates as follows:

Rateable value 2023/2024: £31,250 ----- Rates Payable (before any relief currently applicable):£17,687.50

Contact

To request a viewing or more information please contact:

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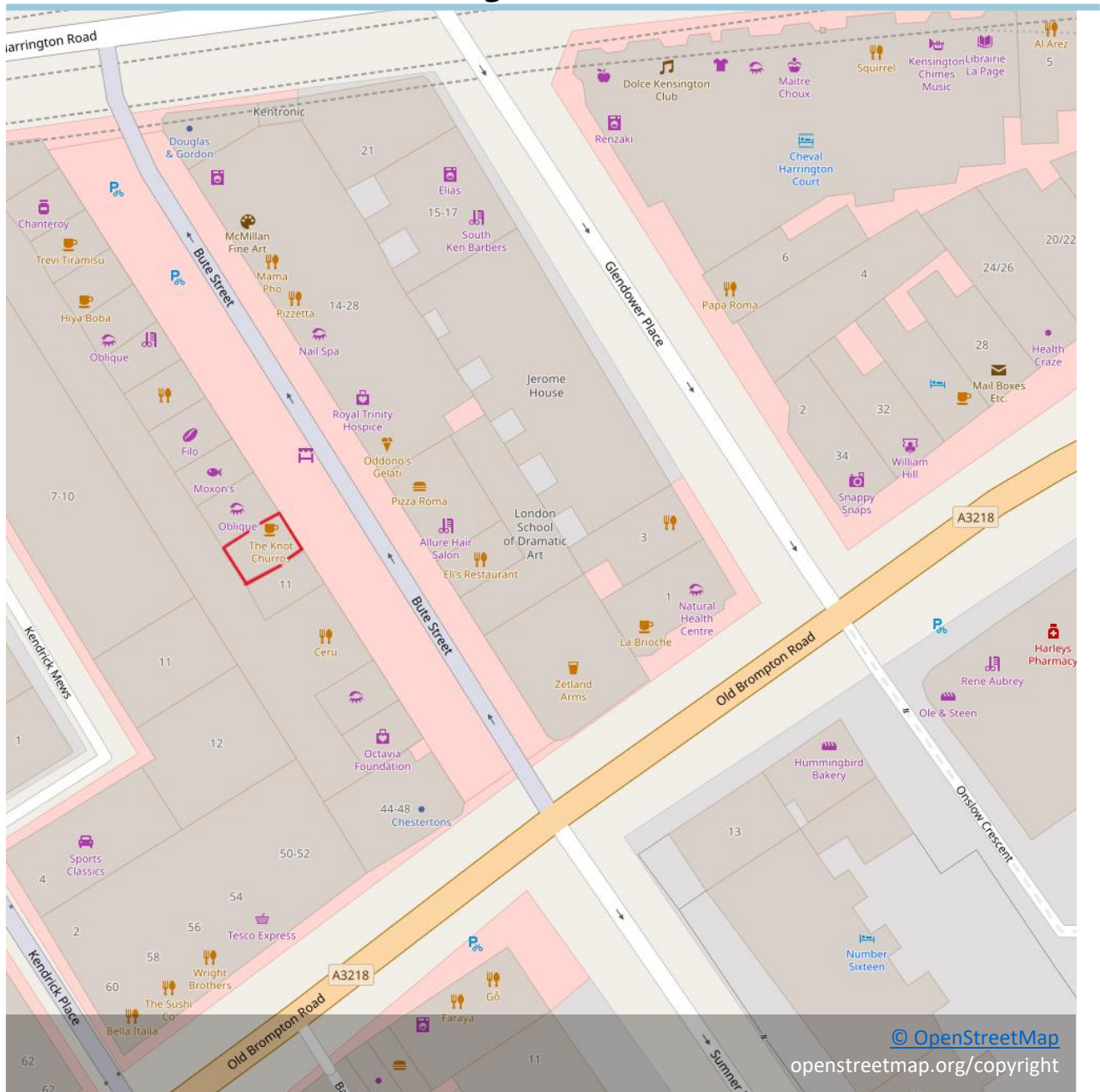
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These particulars are for guidance only. Accuracy cannot be guaranteed. They do not form part of any contract.

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