

152 Brompton Road Knightsbridge London SW3 1HX



Location

The premises comprise a fully fitted restaurant/bar/café with outside seating in a prominent location on the north side of Brompton Road overlooking the junction with Beauchamp Place being close **Harrods, The Mantl, Hafiz Mustafa, Café de Nata** and **Chapati & Karak**.

Accommodation

The premises are arranged on ground floor and basement having the following approximate dimensions and floor areas: -

Frontage to Brompton Road	25ft	7.62m
Ground Floor Area	2464 sq ft	228.92 sq m
Basement Area	1926 sq ft	178.95 sq m

The premise benefit from high level extraction, gas supply and a 3-phase electricity supply.

There is also a liquor licence in place – details upon request. Floor plans also available on request.

Lease

The premises are held on a lease for a term expiring in October 2042 subject to a rent review in October 2027 and five yearly thereafter at a passing rental of £370,000 per annum exclusive.

There is a 'redevelopment **only**' break clause in October 2032 subject to a minimum compensation sum of £925,000 to the tenant and in October 2037, subject to a compensation figure of £320,000 to the tenant.

Premium

We are instructed to seek a premium of £500,000 subject to contract for the sale off this valuable leasehold interest to include all non-branded fixtures and fittings and the benefit of the liquor licence.

Rates

We understand that the premises are assessed for rates as follows: -

Rateable Value	£123,000
Rate in Pound	55.5p
Rates Payable (2025/2026)	£68,265

Interested parties are advised to verify this information with the Local Rating Authority.

Viewings

The staff are unaware of the intended disposal; therefore all viewings should be arranged by prior appointment with **Tim Kourides** at this office.

tim@tkretailproperty.com

07799 628 860

Legal Costs

Each side to bear their own legal costs incurred in the transaction.



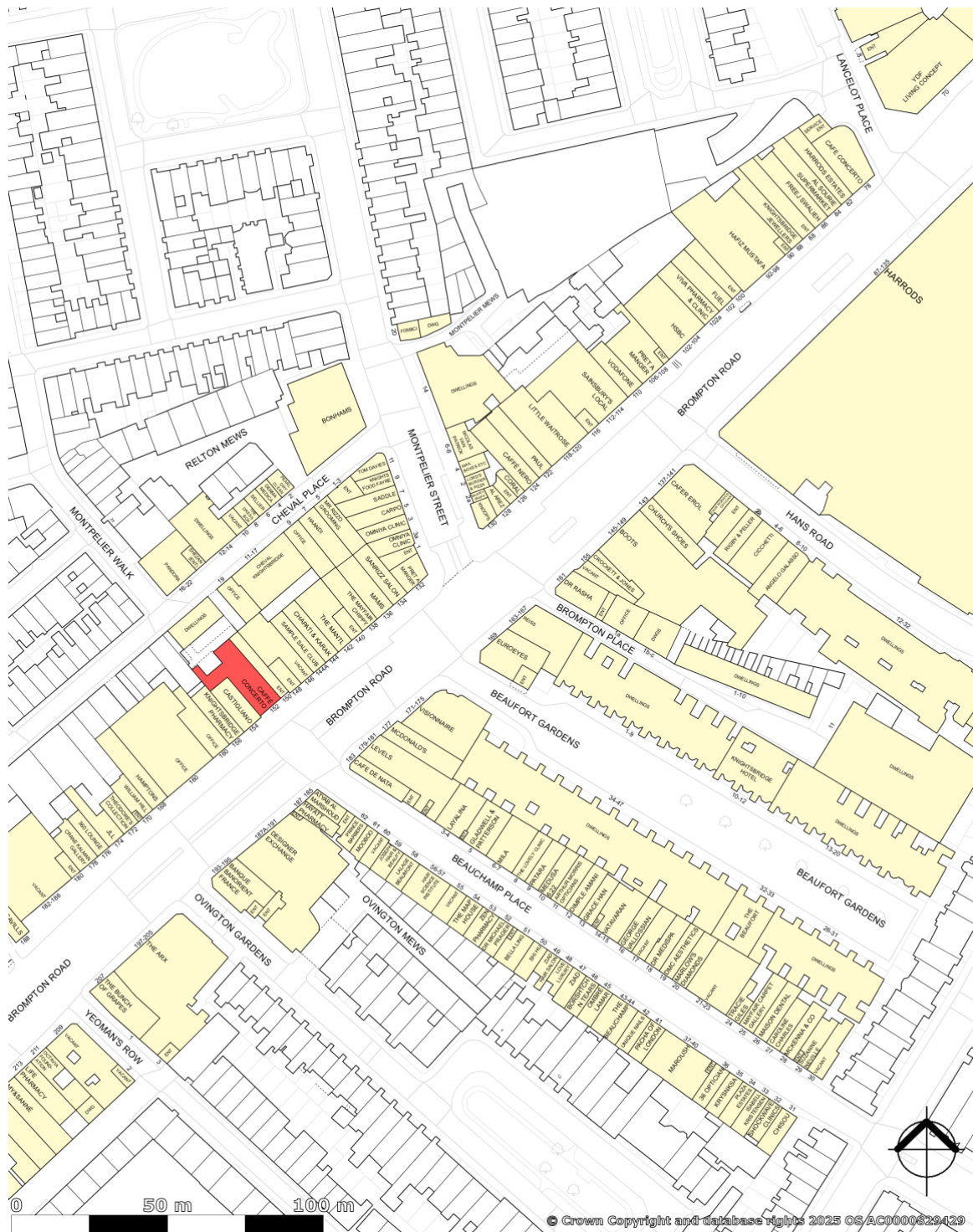
TK RETAIL PROPERTY
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