REAVAILABLE: KNIGHTSBRIDGE FITTED CAFÉ
LEASE ASSIGNMENT: 36 KNIGHTSBRIDGE, LONDON SW1X 7JN

Location

This luxury café and desert bar occupies a prime position on the edge of Hyde Park, directly opposite the luxury **Knightsbridge Gate** development and close to Knightsbridge Station. Nearby occupiers include the **Mandarin Oriental Hotel**, **The Berkeley Hotel**, **The Park Tower Hotel and Casino, Harvey Nichols Department Store**, **Ares Modena Car Showroom, Shot London, Nusr-Et, The HVN Wellness and Longevity Centre, NK Aesthetics, Les 100 Ciels, Royal Thames Yacht Club, Al Basha Restaurant** and **House of Cashmere** among others.

Accommodation

Ground Floor (approx.)	765 sq ft	71.07 sq m
Basement (approx.)	718 sq ft	66.7 sq m

Fully fitted to a high standard. A detailed inventory is available by agreement.

Terms

The premises are held on an existing lease expiring 3rd November 2032 at a passing rental of £80,000 per annum exclusive. The lease is understood to be held inside the Landlord And Tenant Act 1954.

For a quick deal, premium offers in excess of £75,000 are invited for the benefit of the lease, 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 2025/2026: £70,000 ------ Rates Payable (before any relief currently applicable): £38,220

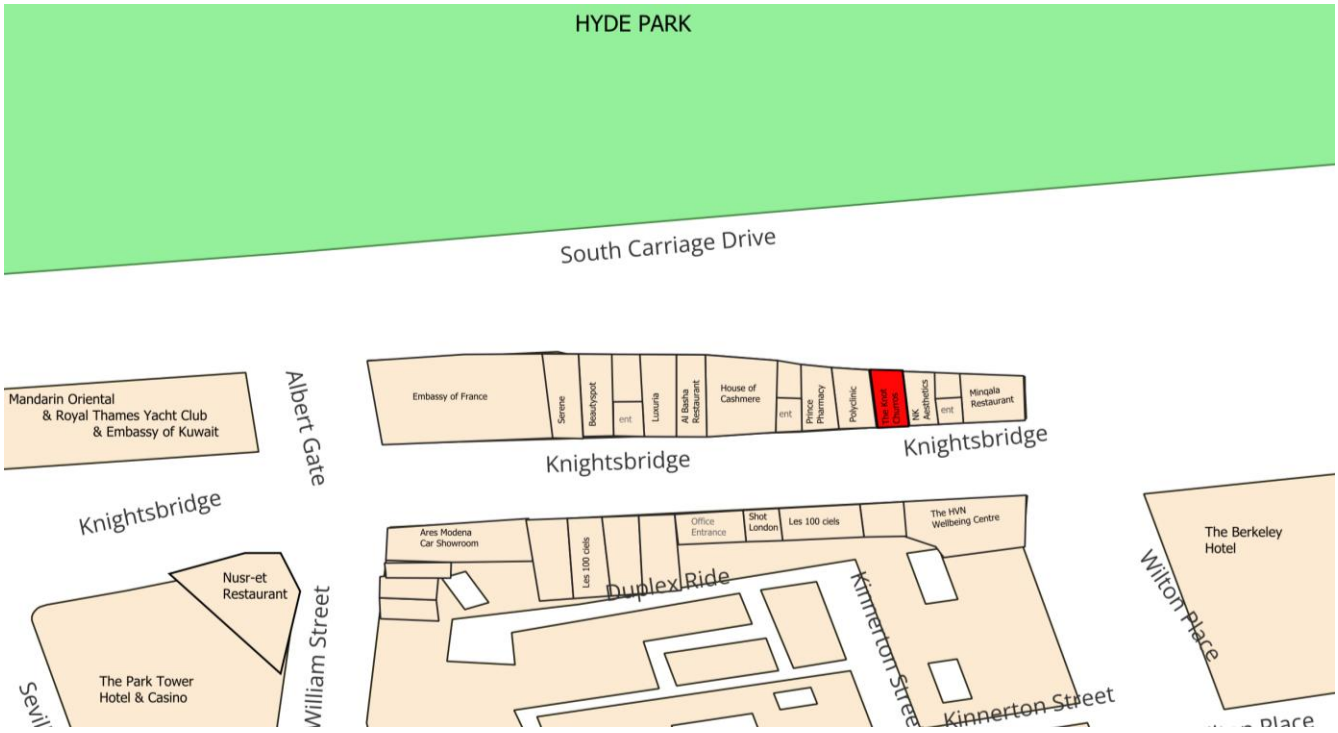
Contact

To request a viewing or more information please contact:

Stephen Kourides
stephen@tkretailproperty.com
07828 427 417

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

KNIGHTSBRIDGE CLASS E FITTED CAFÉ LEASE ASSIGNMENT
36 KNIGHTSBRIDGE, LONDON SW1X 7JN



Map contains public sector information licensed under the Open Government Licence v3.0 ; © OpenStreetMap

TK RETAIL PROPERTY
37/38 South Molton Street
London W1K 5RL

www.tkretailproperty.com

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