# **RESTAURANT TO LET**

# **102 Old Brompton Road**

Kensington, London SW7



## Contact

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## Location

The restaurant has a prominent corner position and located on the north side of Old Brompton Road, at the junction with Clareville Grove.

South Kensington Underground Station (Circle, District and Piccadilly Lines) are within a few minutes' walk.

Nearby occupiers include Joe & The Juice, Yashin Ocean House, Little Waitrose, Foxtons, Knight Frank, Chucs Café, Franco Manca and Ferrari London.

#### Lease

A new FRI lease for a term of 15 years, to be contracting outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 part II (as amended).

The lease will be subject to upward only rent reviews every 5 years.

# Timing

January 2020

Rent

£145,000 pax

## Planning

Restaurant (A3 Use)

## Licensing

The most recent premises license for the sale of alcohol on and off the Premises is as follows:-

Mon-Fri 10.00 - 24.00 hrs Sat 11.00 - 24.00 hrs Sun 12.00 - 23.30 hrs

#### Rates

To be re-assessed.

#### EPC

Available on request

# Legal Costs

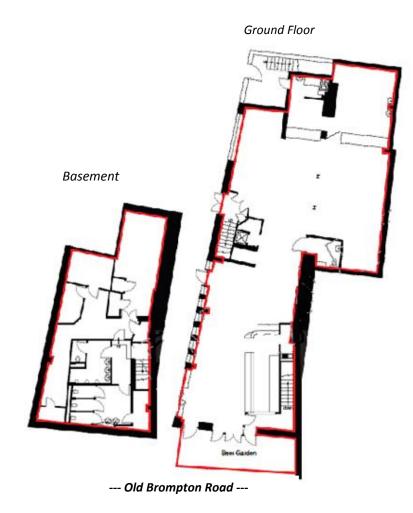
Each party to bear their own

## Viewings

Strictly by prior appointment via sole agents. Please note staff are unaware.



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# Plans

Floor plans for identification purposes only, not to scale.

# Accommodation

The restaurant is arranged over ground floor and basement and comprises the approximate areas as follows:-

Ground floor	2,179 sq.ft	202.43 sq.m
Basement	966 sq.ft	89.74 sq.m
Forecourt	231 sq.ft	21.46 sq.m
Total	3,376 sq.ft	313.63 sq.m

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# Nearby Occupiers





FRANCO MANCA





