

**SHELLEY  
SANDZER**

*Since 1983*

RESTAURANT OPPORTUNITY

*New Lease Available  
Nil Premium*

Corner of Old Brompton Road/Queen's Gate



# Summary

- Former bank unit
- Prominent corner position
- Let in existing condition
- New lease available
- Potential for external space
- Licence required
- Total size 4,105 sqm (381.5 sq ft)
- Rent offers in the region of £180,000 p.a.

# Accommodation

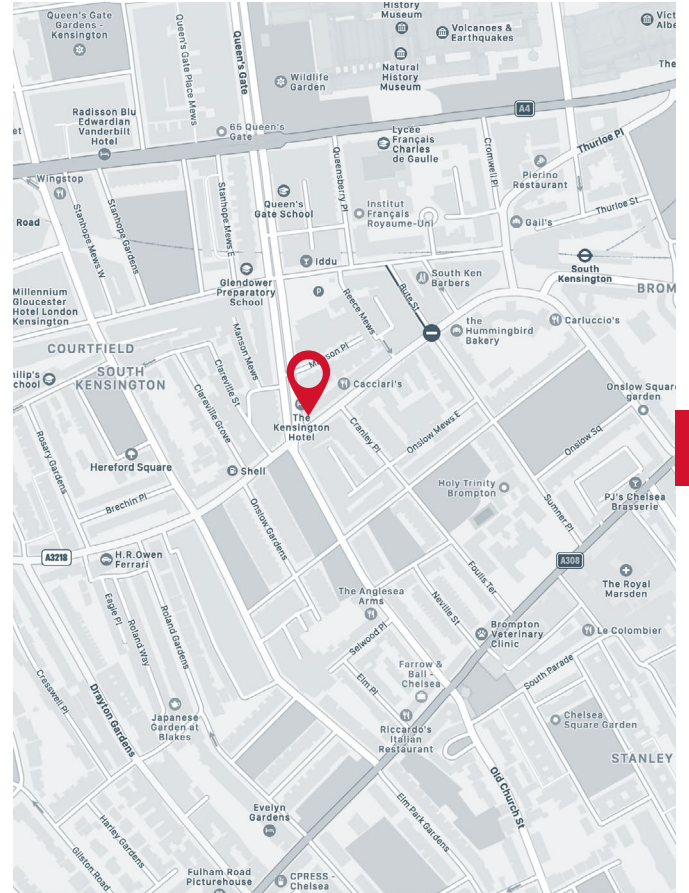
The premises are currently presented as a vacant bank unit, however, plans have been submitted to create a restaurant and bar. It is proposed that the unit will trade off ground and basement floors with a small external patio area at basement level, leading into booths within the pavement vaults.

Unit	Sqm	Sq Ft
Ground Floor	220.0	2,368
Basement	114.9	1,237
Vaults	46.6	500
<b>Total</b>	<b>381.5</b>	<b>4,105</b>



# Location

The property is located at the junction of Queen's Gate and Old Brompton Road (and below the 5 Star Kensington Hotel). It is within close proximity to both South Kensington and Gloucester Road London Underground Stations (Piccadilly and Circle and District). The area comprises a mix of hotels, F&B, museums and high end residential.







## **TENURE**

The property is being offered on a new lease (10/15 years).  
Terms to be negotiated.

## **EPC**

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

## **PREMISES LICENCE**

A premises licence will need to be applied for.

## **SERVICES**

We understand the property benefits from all mains services.

## **PLANNING**

We have made enquiries with the local authority and can confirm the property is not listed but does lie within the Thurloe/Smith's Charity conservation area.

## **BUSINESS RATES**

The property is in an area administered by Kensington and Chelsea council. The property is currently listed within the assessment of the hotel. An apportionment will be assigned.

## **VIEWING**

Strictly by appointment only through Shelley Sandzer on 020 7580 3366. Please note the property has ceased trading and is closed.

## **VAT**

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

COVID GUIDELINES - When attending a viewing please follow the latest Covid-19 related government guidelines in respect of wearing suitable PPE and social distancing. All parties attending any viewing will have their contact details recorded. If you are experiencing any Covid-19 symptoms please do not attend the viewing. We reserve the right to refuse access to any party who does not comply with the latest government guidelines.

# SHELLEY SANDZER

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## Contact

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For further information please log onto [shelleysandzer.co.uk](http://shelleysandzer.co.uk) or call

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