

LONG LEASEHOLD RESTAURANT

FOR SALE (WITH VACANT POSSESSION)

**254 – 260 OLD BROMPTON ROAD,
LONDON, SW5 9HR**

SHELLEY SANDZER

Since 1983



LOCATION:

The premises are located on the north side of Old Brompton Road within walking distance of Earl's Court (District, Piccadilly lines) and West Brompton (District) underground stations. Earl's Court and Olympia, which between them attracts, approximately 1.5 million visitors a year to concerts and exhibitions.

The site sits very close to the new Olympia development. Which will be a new regen scheme comprising of new 1,574 seat Theatre, 4,000 capacity Anshutz Entertainment Group Music Venue, Jazz Club, Hyatt Regency, Citizen M, A school for performing arts, 500,000 sq ft of offices and 100,000 sq ft of F&B.

Nearby occupiers include The Prince by Incipio Group. Other operators include Starbucks, Costa Coffee, Franco Manca, Jollibee, Butchies, and Black Rabbit Cafe, to name a few

ACCOMMODATION:

The property is offered in existing condition and arranged over ground floor and basement of a residential apartment building. The property affords the following approximate areas:

GROUND FLOOR: 164 sq m / 1,764 sq ft

BASEMENT: 206.2 sq m / 2,167 sq ft

TOTAL: 370.2 sq m / 3,983 sq ft.

EXTERNAL TERRACE: 52.5 sq m / 565 sq ft

TENURE:

254-258 Old Brompton Road, London, SW5 9HR - The property is held by way of a 125 year lease from 1st January 1976.

260 Old Brompton Road, London, SW5 9HR - Property is held by way of a 125 year lease from 1st January 1982.

(A tenancy schedule including ground rent information is available to interested parties upon request).

PRICE:

Price on application.

RATES:

We have been informed by Kensington and Chelsea City Council of the following:

Rateable Value: £100,000

(Interested parties are advised to make enquiries with the Local Authority).

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred in this transaction.

TIMING:

For immediate occupation.

VIEWINGS:

Viewings strictly by appointment only through sole agents Shelley Sandzer:

Nick Weir

Nick@shelleysandzer.co.uk

07930408271

Tony Levine

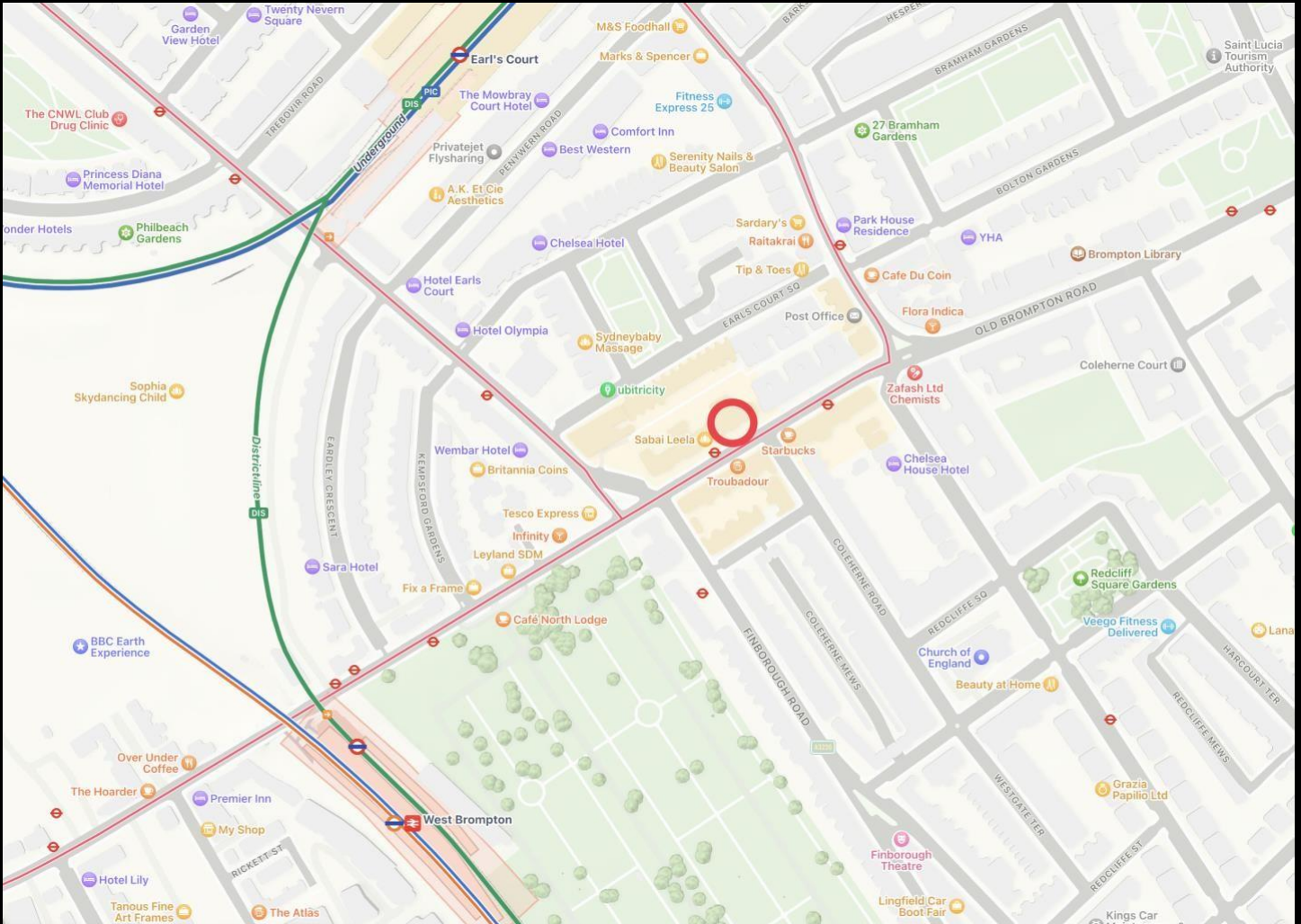
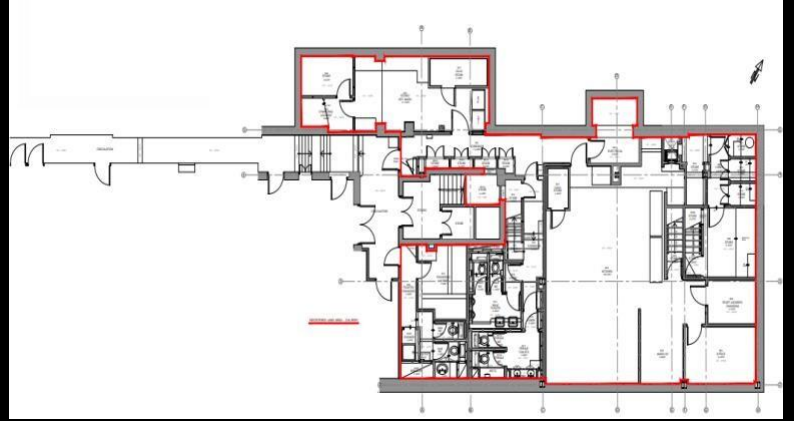
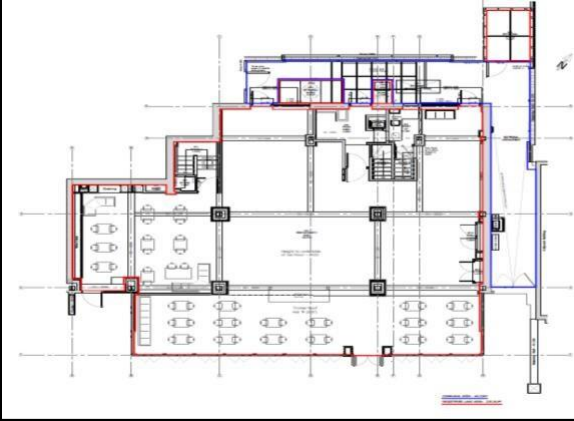
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