26 BUTE STREET

SOUTH KENSINGTON, LONDON

PRIME CENTRAL LONDON RETAIL INVESTMENT

FOR SALE

EXECUTIVE SUMMARY

- Rare opportunity to acquire a new 999 year long leasehold interest in a prime central London retail thoroughfare.
- The property comprises a ground floor commercial accommodation on one of the best retail pitches in South Kensington, known as ‘Little Paris’.
- Fully Let to McMillan & Sons Fine Art Ltd at a passing rent of £65,114 pa.
- The tenant has been in occupation for over 10 years, with the lease benefiting from annual rent reviews linked to the Retail Price Index (RPI), providing inflation protection and income growth.
- The property is situated on Bute Street, one of South Kensington’s most popular retail parades just 100m from South Kensington Station.
- Offers are invited at £1,100,000 (One Million One Hundred Pound), subject to contract, for the benefit of a new 999 year long leasehold interest at a peppercorn rent.

LONDON ORATORY
VICTORIA AND ALBERT MUSEUM
NATURAL HISTORY MUSEUM
SOUTH KENSINGTON STATION
26 BUTE STREET

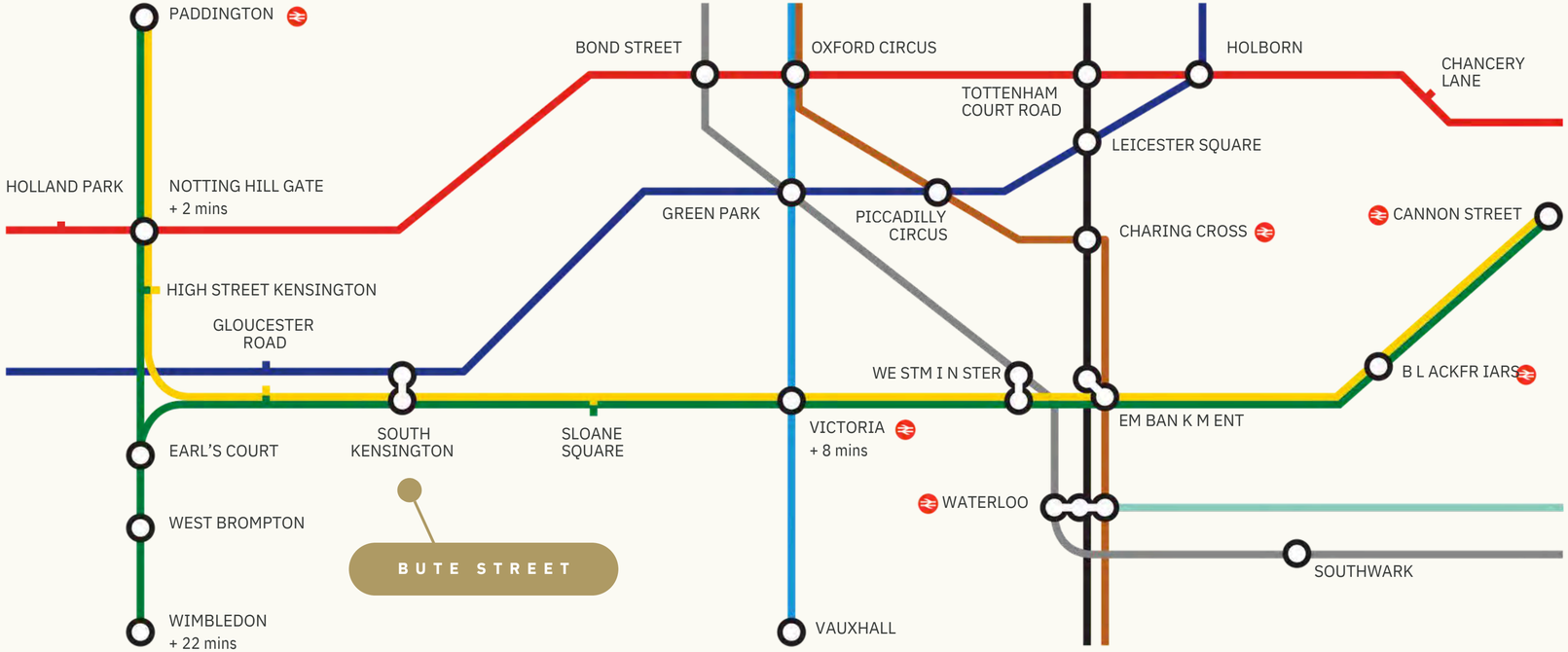
LOCATION

The property is situated on Bute Street, one of South Kensington's most popular retail parades. Often coined to as 'little Paris' the street benefits from strong footfall generated by affluent residents, international visitors, students and office workers, together with the significant tourist draw of the nearby Natural History Museum, Victoria & Albert Museum and Science Museum. Bute Street is a charming pedestrianised thoroughfare linking Thurloe Place with Old Brompton Road, renowned for its boutique retailers, independent cafés and restaurants.

The street also hosts the popular South Kensington Farmers' Market each weekend, attracting visitors from across London and further enhancing footfall and trading activity.

The property is situated moments from South Kensington's Underground Station (District, Circle and Piccadilly Lines), providing excellent connectivity, whilst nearby destinations including Harrods, Sloane Street, King's Road and Kensington High Street reinforce the area's status as one of London's premier retail locations.

CONNECTIVITY



VICTORIA
CIRCLE
DISTRICT
BAKERLOO
CENTRAL
JUBILEE
NORTHERN
PICCADILLY
WATERLOO & CITY

South Kensington Underground Station:.....2 mins

Gloucester Road Underground Station:.....8 mins

Knightsbridge Underground Station:.....22 mins

BUTE STREET

Bute Street has undergone significant transformation in recent years, establishing itself as one of South Kensington's most attractive retail and leisure destinations. Public realm improvements, including pedestrianisation measures and the introduction of a regular street market, have created a vibrant environment that attracts both local residents and visitors throughout the week.

The street is characterised by a diverse mix of independent retailers, cafés, restaurants and lifestyle occupiers, fostering a strong sense of place and a thriving local community. Alongside its established independent offering, Bute Street has attracted an increasing number of high-quality operators, reflecting growing occupier demand and confidence in the location. Recent arrivals include Cacciari's, the renowned Italian restaurant group, and Asia, together with a range of boutique retail and food and beverage concepts that complement the area's affluent residential and tourist catchment.

This continued evolution has reinforced Bute Street's reputation as a sought-after destination within South Kensington, supporting strong footfall and long-term occupational demand.

DESCRIPTION

The property comprises a self-contained ground floor retail unit forming part of an attractive period building in the heart of South Kensington.

The accommodation extends to approximately 523 sq ft (48.59 sq m) and is occupied by McMillan & Sons Fine Art Ltd, a long-established fine art gallery that has traded from the premises for approximately 10 years.

The unit occupies a prominent position on Bute Street, one of South Kensington's most established retail and leisure destinations, benefiting from strong levels of footfall generated by the surrounding residential, retail, restaurant and cultural occupiers.

ACCOMMODATION & TENANCY

Floor	Sq Ft	Sq M	Tenant	Passing Rent (£pa)	Lease Start	Lease End	Comment
Ground Floor	523	48.59	McMillan & Sons Fine Art Ltd	£65,114	29/09/2025	28/09/2032	Annual RPI reviews (next: Mar 2027); £15,689.25 rent deposit; rolling mutual 3-month break; outside L&T Act 1954; personal guarantees;

*Floor areas are indicative and all parties are encouraged to make their own assessments.

TENURE

A new 999-year long leasehold interest will be created at a peppercorn rent.

PRICE

Offers are invited at £1,100,000 (One Million & One Hundred Pounds) subject to contract for the benefit of a new 999-year long leasehold interest at a peppercorn rent.

EPC:

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ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

Misrepresentation Act 1967.
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

FOR FURTHER INFORMATION CONTACT:

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