16-26 Bute Street, SW7

South Kensington



A mixed-use, income-producing, freehold parade for sale in the heart of South Kensington.

16-26, Bute Street, SW7

Lookbook











16-26, Bute Street, SW7

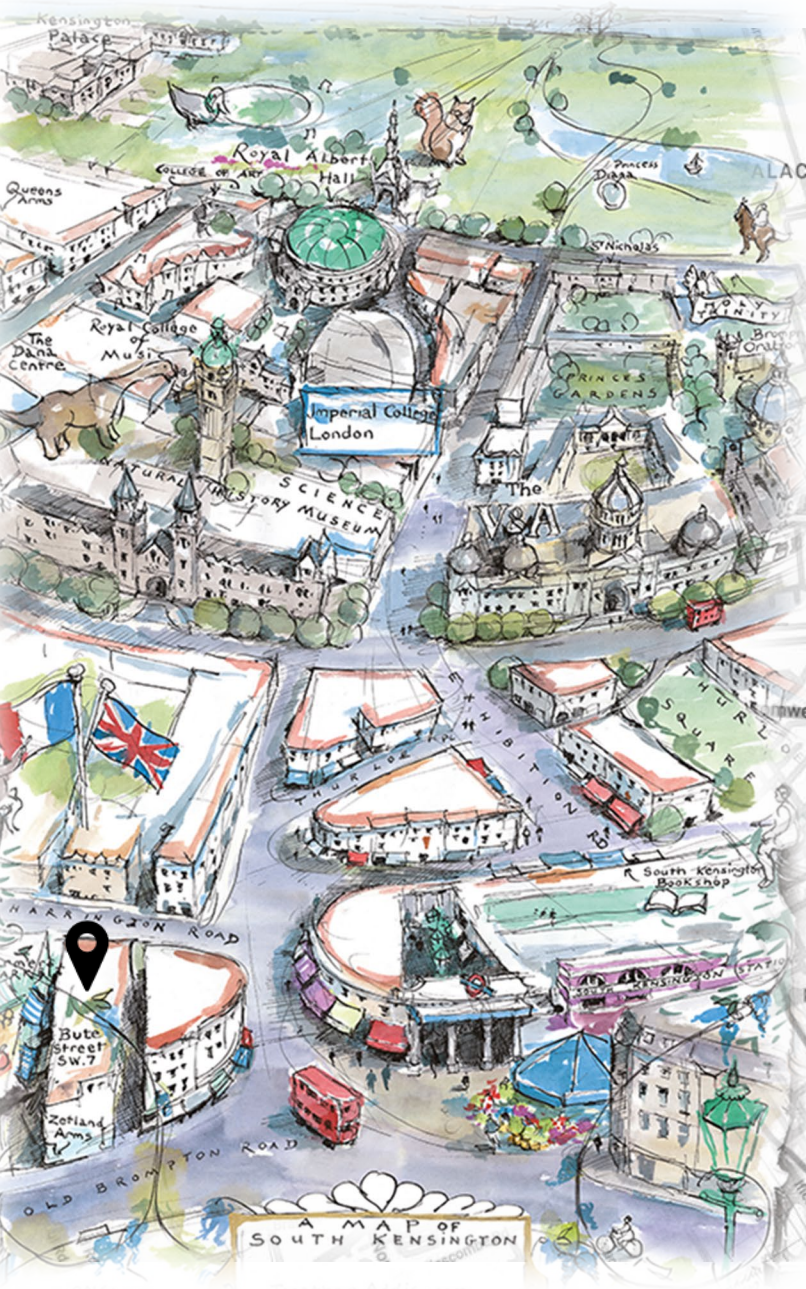



45





Map

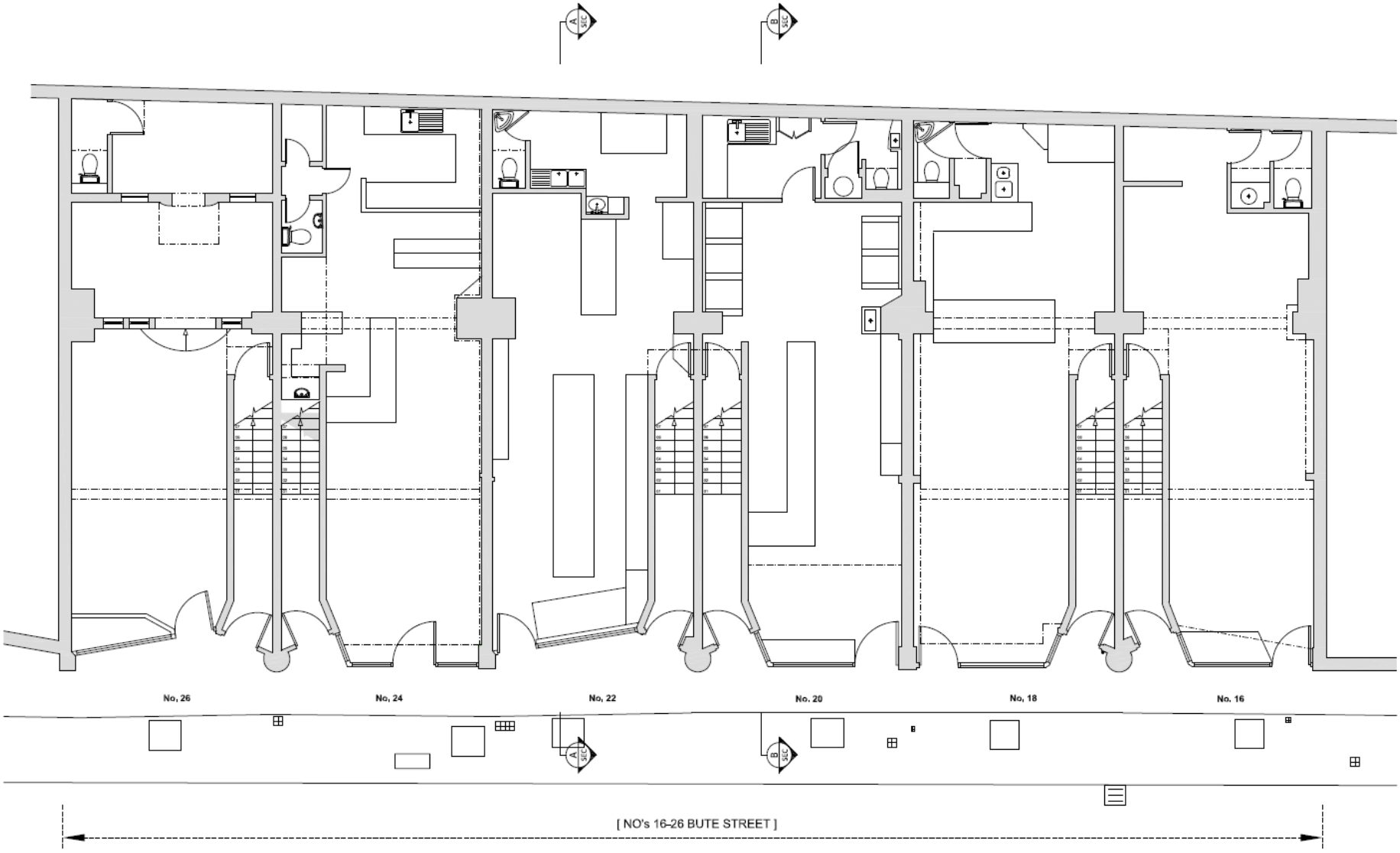




16-26, Bute Street, SW7

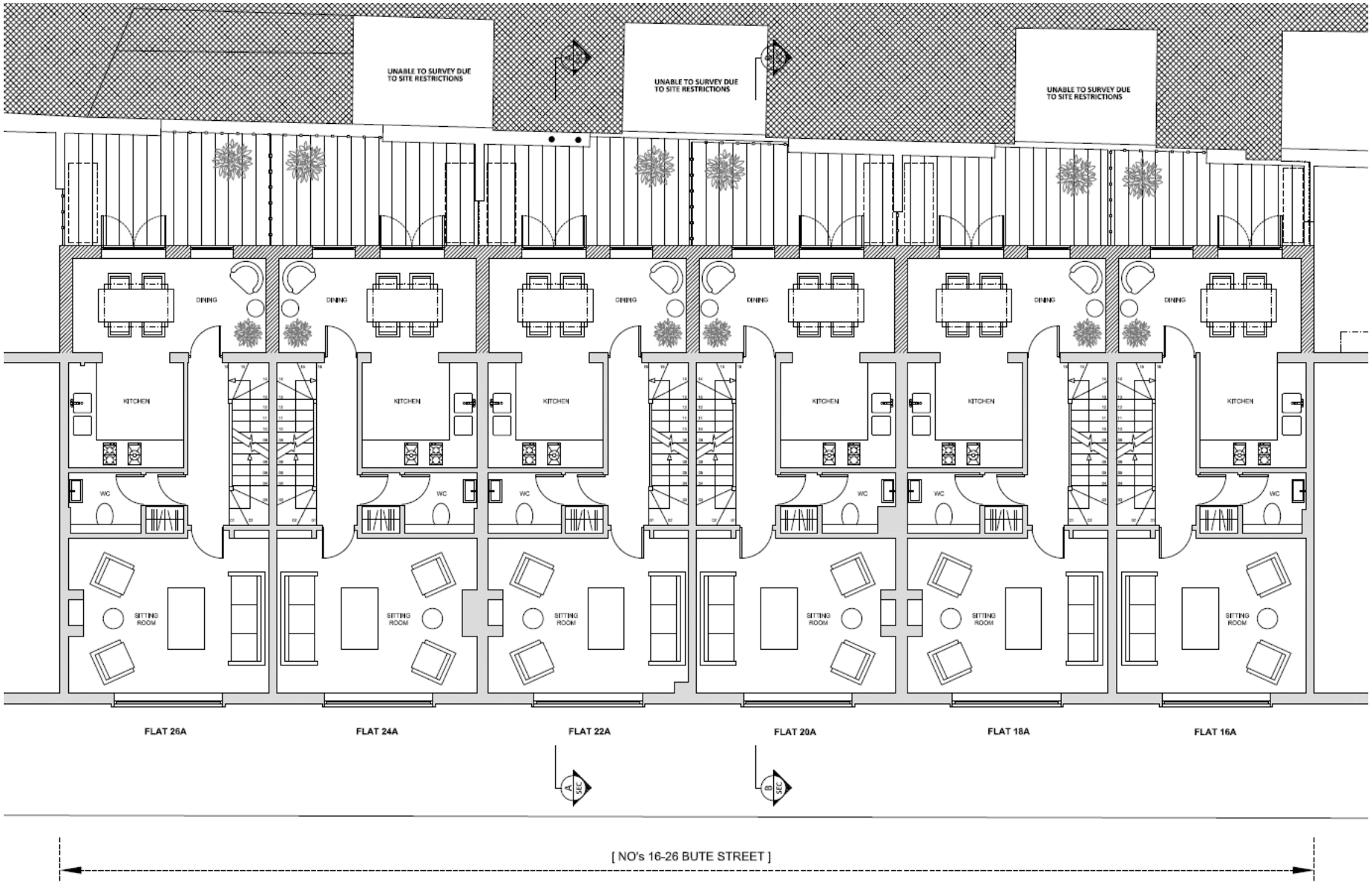
Floor Plans

Ground Floor (Commercial)



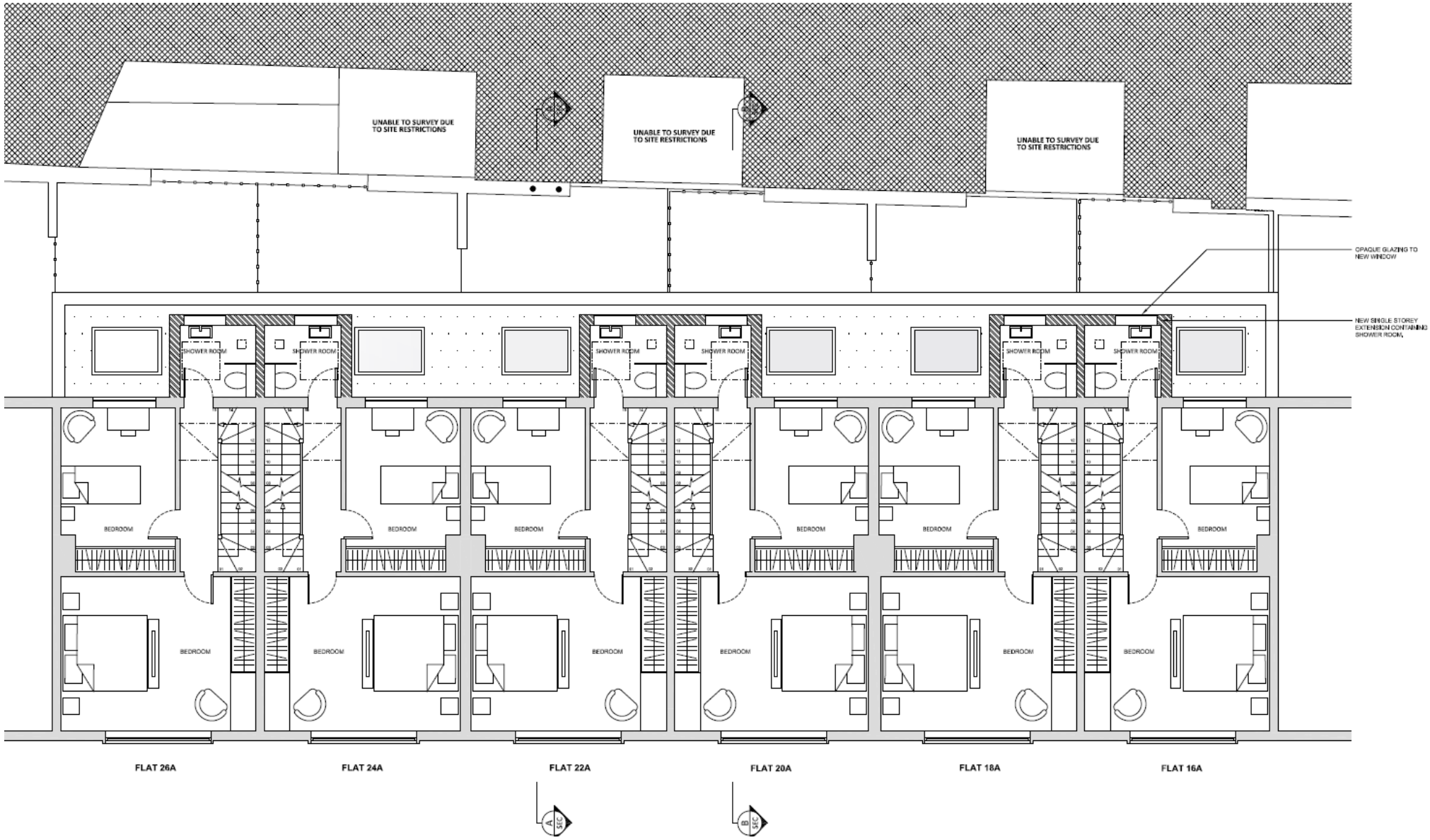
Floor Plans

1st Floor (Residential)



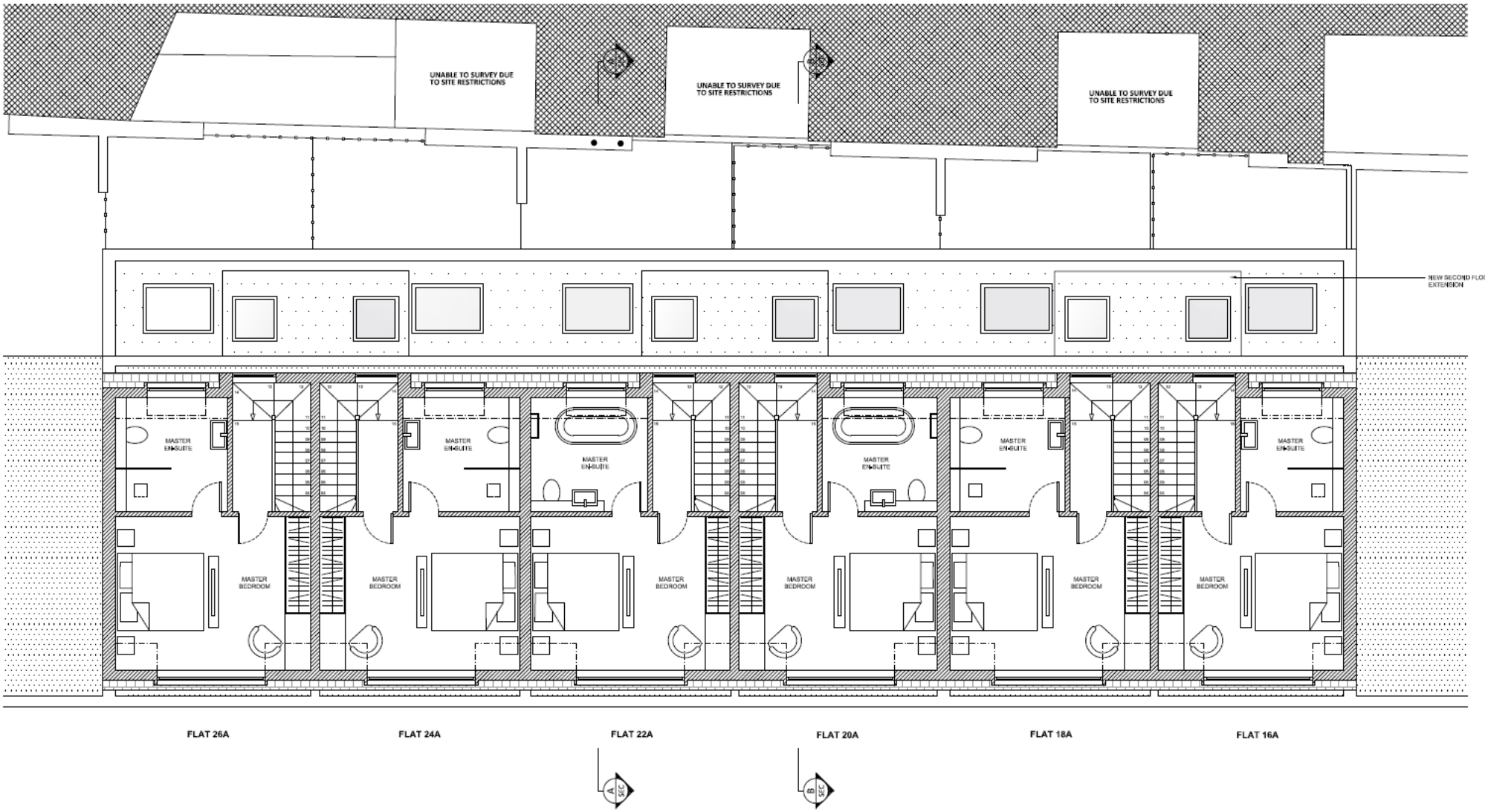
Floor Plans

2nd Floor (Residential)



Floor Plans

3rd Floor (Residential)



Schedule of Accommodation

Commercial

Demise	Tenant	LTA 1954	Lease Expiry	Sq ft (NIA)	Sq m	ITZA (sq ft)	Total £/year
16 Bute	Restaurant - Suzette Ltd	Outside	5-Sep-2031	453	42	335	52,618
18 Bute	Café/ Restaurant - Quinta Foods Ltd.	Inside	30-Jun-2025	533	50	382	47,830
20 Bute	Nail Salon - Nail Spa (Kensington) Limited	Outside	17-Dec-2023	519	48	373	49,869
22 Bute	Café/ Restaurant - Square Slice Ltd	Outside	18-Feb-2025	530	49	383	48,516
24 Bute	Café/ Restaurant - Bistro 24 Limited	Inside	30-Nov-2024	558	52	389	39,425
26 Bute	Art Gallery - McMillan & Sons Fine Art Ltd	Outside	28-Sep-2025	523	49	375	50,050
				3,117.12	290	2,237	**288,310**

Schedule of Accommodation

Residential

Demise	Tenancy Type	Lease Expiry	Sq. ft (NIA)	Sq. m	Agreed rent. (£/per week)	Agreed rent. (£/pcm)	Agreed Rent (£/pa)
16a Bute	AST	15-Nov-2023	1,218.5	113.2	1,200	4,430	53,040
18a Bute	AST	27-April-2023	1,296	120.4	900	3,900	46,800
20a Bute	AST	31-May-2024	1,285	119.4	1,038	4,500	54,000
22a Bute	AST	29-May-2023	1,293	120.1	1,000	4,333.3	52,000
24a Bute	AST	15-June-2023	1,295	120.3	950	4,116.67	49,000
26a Bute	AST	21-June-2023	1,283	119.2	975	4,225	50,000
			7,670	712.6	5,883.46	25,495	**305,940**

Specifics

DESCRIPTION

A rare income-producing investment opportunity, consisting of six ground-floor retail units, and six stylish three-bedroom maisonettes over three levels. The building has recently undergone a refurbishment with an extra storey being added.

Bute Street has now been pedestrianized, with businesses on the street setting up table space on the road along with a bustling weekend farmers market trading seasonal products. This has transformed the street into a well-known and unique spot, significantly increasing footfall.

HIGHLIGHTS

- Recently refurbished.
- Currently producing £594,250 pa
- Six income-producing ground-floor retail units
- Six- three-bedroom, modern furnished apartments.
- Potential break-up options and re-gearing opportunities

LOCATION

South Kensington is known for its elegant housing stock and affluent, cosmopolitan, multicultural resident profile. Bute Street is a small, newly pedestrianized link between Old Brompton Road and Harrington Road, located just 100 yards from South Kensington Underground Station and a short walk from key spots such as The Natural History Museum, The Royal Albert Hall, Hyde Park and Kensington Gardens, Imperial College London and many more.

PRICE

Price upon Application

COMMUTE

South Kensington. 2 mins
Gloucester Road. 7 mins
Knightsbridge. 17 mins
Earls Court. 20 mins

TENURE

Freehold

VAT

The property is elected for VAT.

ADDITIONAL INFORMATION

Copy of all leases are available upon request.

TENANCY

The tenancy has been outlined in detail in the ‘Schedule of Accommodation’ section of this brochure.

Both the commercial and residential units of the parade are all fully let, with a total of 12 individual leases currently running. Two of the retail units are inside the act (LTA 1954), with the rest being outside.

There is potential for rent increases; several of the units between the commercial and residential sections of the parade are under-let in line with current market indicators and rents achieved in the rest of the building, therefore presenting an opportunity to increase the annual income.

Please note, we have interest from a recognised short let operator for the residential upper parts who have indicated that once vacant would pay an additional £50,000 to the existing residential income on a 10 year lease.

Ready to talk?



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