16 BUTE STREET

SOUTH KENSINGTON, LONDON, SW7

PRIME CENTRAL LONDON MIXED-USE INVESTMENT

FOR SALE

EXECUTIVE SUMMARY

- Rare opportunity to acquire a freehold interest in one of Central London's most sought-after retail and residential locations.
- Situated on Bute Street, a vibrant pedestrianised retail parade approximately 100 metres from South Kensington Underground Station.
- Comprises a fully let ground floor café occupied by Suzette Ltd together with a self-contained three-bedroom maisonette arranged over first, second and third floors.
- Producing an income of £124,636 per annum.
- Ground floor commercial accommodation benefits from annual RPI-linked rent reviews providing attractive inflation protection and income growth.
- Residential accommodation let to Accomodo Living Ltd on a lease expiring May 2031.
- Strong underlying asset management opportunities through future residential reletting and long-term rental growth within one of London's most affluent districts.
- Offers are invited in excess of £2,300,000 (Two Million Three Hundred Thousand Pounds), subject to contract.

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

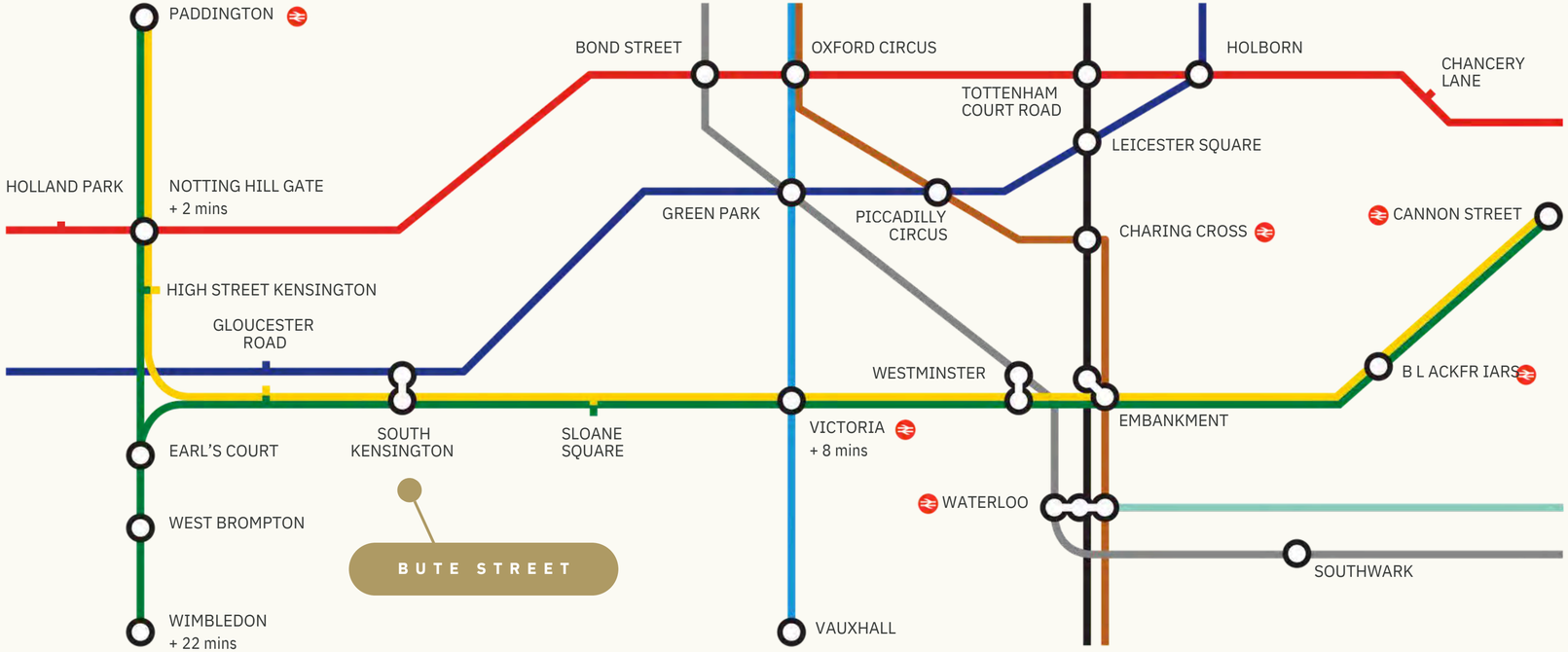
SOUTH KENSINGTON

The property occupies a prime position on Bute Street, one of South Kensington's most established and desirable retail destinations.

Bute Street is a charming, pedestrianised thoroughfare connecting Thurloe Place with Old Brompton Road and is renowned for its boutique retailers, independent cafés, and restaurants.

The immediate area benefits from exceptional footfall generated by affluent residents, international visitors, office workers and students, together with the substantial tourist draw of the nearby Natural History Museum, Victoria & Albert Museum and Science Museum. South Kensington continues to be regarded as one of London's premier residential and retail locations, underpinned by strong wealth demographics, excellent transport connectivity and world-class cultural attractions.

CONNECTIVITY

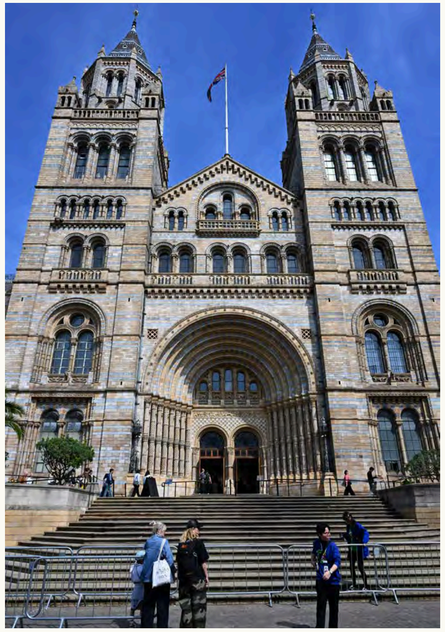


VICTORIA
CIRCLE
DISTRICT
BAKERLOO
CENTRAL
JUBILEE
NORTHERN
PICCADILLY
WATERLOO & CITY

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

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

Knightsbridge Underground Station:.....22 mins



Residential Catchment

Bute Street benefits from an exceptionally affluent and established residential catchment at the heart of South Kensington, one of Prime Central London's most sought-after neighbourhoods. The surrounding area is characterised by elegant Victorian terraces, stucco-fronted townhouses, garden squares and mansion blocks, home to a wealthy mix of owner-occupiers, international families and professionals. South Kensington's appeal is underpinned by its proximity to leading schools, world-renowned cultural institutions, extensive green spaces and excellent transport connectivity.

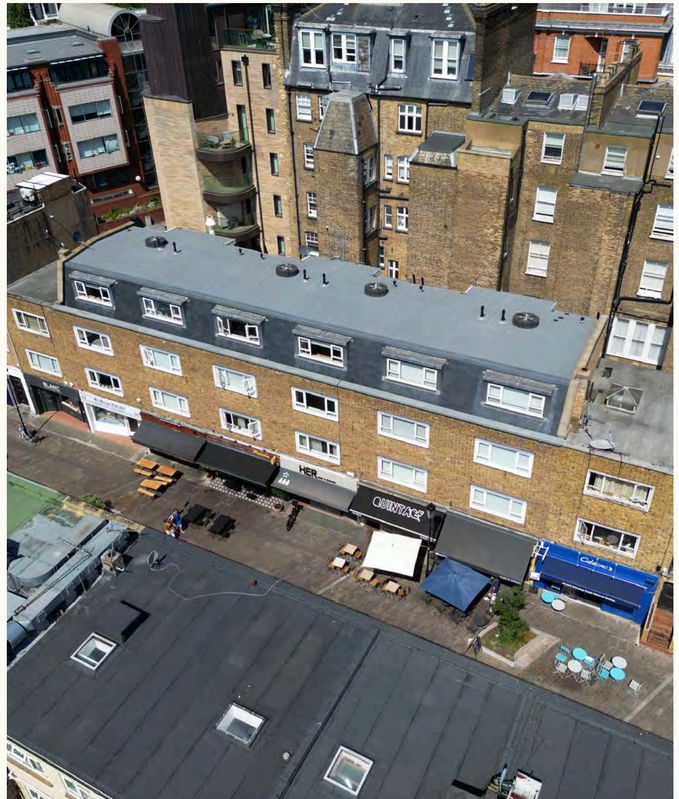
The area attracts high-net-worth domestic and international residents seeking a village-like environment in Central London, creating a stable and affluent population with significant spending power. This combination of prestigious housing, exceptional amenities and enduring global appeal provides a deep and affluent catchment for occupiers on Bute Street.

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 an attractive mixed-use freehold building arranged over ground, first, second and third floors. The ground floor is occupied by Suzette Ltd, a well-established French café concept trading from a prominent retail position on Bute Street. The upper parts comprise a self-contained three-bedroom maisonette arranged over first, second and third floors and let to Accomodo Living Ltd. The property provides a diversified income profile combining secure commercial income with residential accommodation in one of London's most sought-after residential markets.

The commercial lease benefits from annual RPI-linked rent reviews, providing attractive inflation protection and future rental growth.

ACCOMMODATION & TENANCY

Floor / Unit	Area (sq ft)	Tenant	Lease Expiry	Current Rent (£ pa)	Comments
Ground Floor	453	Suzette Ltd	06/09/2031	£64,636	Annual RPI Linked Rent reviews (2% - 6% cap and collar) Next rent review in Sept 2027 £41,658 rent deposit held Contracted outside of the L&T Act 1954
First–Third Floors	1,218	Accomodo Living Ltd	27/05/2031	£60,000	Tenant break option in 12 months. Landlord can obtain vacant possession anytime with 4 months prior notice.
Total	**1,671**			**£124,636**	

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

16 BUTE
Crêpe & Galette
Coffee
Take away
SUZETTE
COME IN FOR
PROPER COFFEE..
Breakfast & Brunch
Salads
Smoothies
FRESH JUICES
and much more!

SUZETTE
Crêpe & Galette
Coffee
Take away

SUZETTE

SUZETTE

SUZETTE

TENURE

The asset is held Freehold under title number: NGL637397

PRICE

Offers are in excess of £2,300,000 (Two Million Three Hundred Thousand Pounds) subject to contract.

EPC

B (Commercial)
C (Residential)

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:

Tino Antoniou

07943 744 534
Tino@rib.co.uk

Michael Georgiou

07879 896 480
Michael.g@rib.co.uk

ROBERT IRVING BURNS

Pritesh Patel

+44 (0)204 516 5124
pritesh@prideviewgroup.com

Richard Lightwing

+44 (0)203 161 7763
Richard@prideviewgroup.com

Prideview GROUP