



Fully Fitted Restaurant

Kensington High Street, London, W8

Prime Fully Fitted South Kensington Restaurant

1,500 sq ft
(139.35 sq m)

- Fully Fitted To a High Standard
- Ground Floor Kitchen
- High Footfall Location
- Inside the 1954 Act Lease
- Outside Seating

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Summary

Available Size	1,500 sq ft
EPC Rating	Upon enquiry

Description

The restaurant is beautifully fitted out as a modern Restaurant to accommodate up to 70 covers on the ground floor together with the fully fitted kitchen with extraction. In the basement there is ample storage space with customer and staff toilet facilities. There is also a small seating area to the front for alfresco dining.

Location

The Restaurant is located on Kensington High Street, nestled amongst high end restaurants and retail shops and is a short walk away from the Albert Hall. There is very good footfall every day of the week and at all times. Transport links are excellent with High Street Kensington Tube station being a short walk away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,100	102.19
Basement	400	37.16
Total	1,500	139.35

Tenure

An assignment of the existing lease which expires in February 2033, subject to 5 yearly rent reviews. The lease is granted inside the L&T act 1954.

Current Rent

£95,000 per annum exclusive.

Premium

Offers in the region of £120,000

VAT

VAT may be applicable to the rent, premium and all other figures quoted.

Planning/Licensing

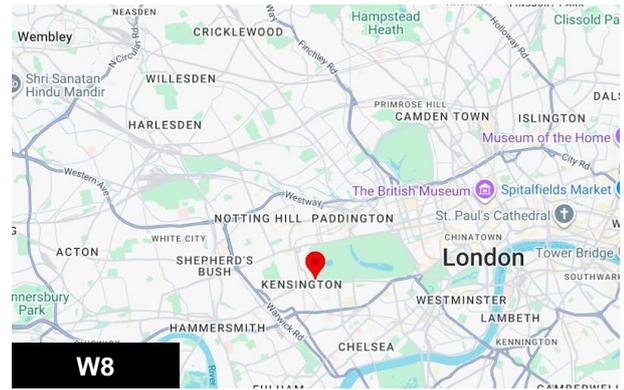
The premises benefit from E Class Planning use and has a premises licence to sell alcohol with the provision of table meats until midnight every day of the week except Sunday.

Confidentiality

Highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.

Holding Deposit

A holding deposit will be required to secure the property which will allow a period of exclusivity and will be held in the CDG Leisure client account.



Viewing & Further Information



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