



Old Brompton Road
London, SW7

**High End Fit Out Restaurant
in Good Kensington
Location - Fair Passing
Rent - Highly Confidential**

1,926 sq ft
(178.93 sq m)

- High End Fit Out
- Well Maintained Premises
- Fully Licensed
- Turnkey opportunity
- Affluent Surrounds

Old Brompton Road, London, SW7

Summary

Available Size	1,926 sq ft
EPC Rating	Upon enquiry

Description

Restaurant laid out over ground floor and basement with approx 40 covers on ground floor and 45 in basement. Large fully fitted kitchen in basement. The premises are extremely well maintained and benefit from a high end fit out and decoration.

Location

Located on Old Brompton Road in Kensington.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Restaurant	600	55.74
Basement - Restaurant	1,100	102.19
Basement - Vaults	226	21
Total	1,926	178.93

Tenure

Assignment of the current lease with approximately 10 years left to run subject to five yearly rent reviews, granted inside the landlord and tenant Act 1954.

Passing Rent

£80,000pax

Premium

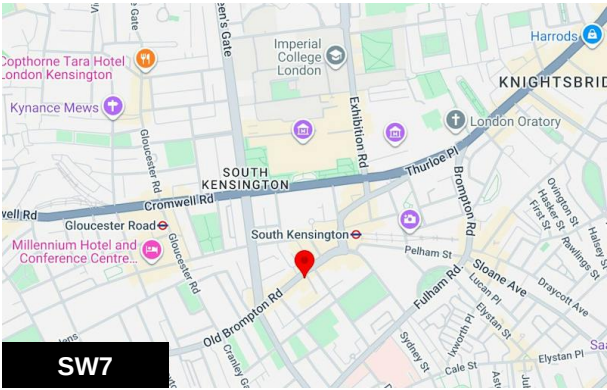
Offers in the region of £200,000 for the benefit of the leasehold interest, license and all fixtures and fittings

Holding Deposit

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

Confidentiality

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



Viewing & Further Information



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