



## Knightsbridge Restaurant & Bar

London, SW3

### Fully Fitted Knightsbridge Restaurant & Bar

**1,900 sq ft**  
(176.52 sq m)

- Fully fitted to a very High Standard
- Late 1am licence
- Large Fully fitted kitchen
- Affluent Location

# Knightsbridge Restaurant & Bar, London, SW3

## Summary

Available Size	1,900 sq ft
----------------	-------------

EPC Rating	Upon enquiry
------------	--------------

## Description

Currently trading as a Restaurant & Bar over the Ground floor with a large bar area. The premises also benefits from a fully fitted kitchen with extraction.

## Location

Prominently located on a busy location between Knightsbridge and South Kensington with very good footfall every day of the week. There are many local and national operators in the vicinity which add to the heavy foot traffic.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,800	167.23
Basement	100	9.29
<b>Total</b>	<b>1,900</b>	<b>176.52</b>

## Tenure

An assignment of the existing FRI lease due to expire in approx. 3 years. The lease is granted inside the L&T act 1954. The Landlord may consider a reversionary lease subject to status.

## Rent

On Application.

## Premium

On Application.

## VAT

May be applicable to the premium and rent.

## Planning/Licensing

The premises benefit from E Class use with a premises licence in place to serve alcohol with or without the provision of table meals until 1am, every day of the week except Sunday.

## 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 closure.

## Holding Deposit

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



## Viewing & Further Information



**Salvatore Di Natale**

07989 471288

salvatore@cdgleisure.com