

## 152 Brompton Road Knightsbridge London SW3 1HX



### Location

The premises comprise a fully fitted restaurant/bar/café with outside seating in a prominent location on the north side of Brompton Road overlooking the junction with Beauchamp Place being close **Harrods, The Mantl, Hafiz Mustafa, Café de Nata** and **Chapati & Karak**.

### Accommodation

The premises are arranged on ground floor and basement having the following approximate dimensions and floor areas: -

Frontage to Brompton Road	25ft	7.62m
Ground Floor Area	2464 sq ft	228.92 sq m
Basement Area	1926 sq ft	178.95 sq m

The premise benefit from high level extraction, gas supply and a 3-phase electricity supply.

There is also a liquor licence in place – details upon request. Floor plans also available on request.

### Lease

The premises are held on a lease for a term expiring in October 2042 subject to a rent review in October 2027 and five yearly thereafter at a passing rental of £370,000 per annum exclusive.

There is a 'redevelopment **only**' break clause in October 2032 subject to a minimum compensation sum of £925,000 to the tenant and in October 2037, subject to a compensation figure of £320,000 to the tenant.

### Premium

Offers in the region of £400,000, subject to contract are invited for the benefit of the leasehold interest to include all non-branded fixtures and fittings together with the liquor licence.

### Rates

We understand that the premises are assessed for rates as follows: -

Rateable Value	£147,000
Rate in Pound	0.43p
Rates Payable (2026/2027)	£ 63,210

*Interested parties are advised to verify this information with the Local Rating Authority.*

### Viewings

The staff are unaware of the intended disposal; therefore all viewings should be arranged by prior appointment with **Tim Kourides** at this office.

[tim@tkretailproperty.com](mailto:tim@tkretailproperty.com)

07799 628 860

### Legal Costs

Each side to bear their own legal costs incurred in the transaction.



**TK RETAIL PROPERTY**  
37/38 South Molton Street  
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