



1 Harrington Road, South Kensington, London, SW7 3ES



HAY HILL
— Leisure —

HAY HILL
L E I S U R E

To request a viewing please call:
George Hamblett on 07766 234 955
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Term: Lease assignment expiring March 2035 **Rent:** £105,000pa **Size:** 1,590 sq. ft.



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LOCATION:

Positioned at the heart of South Kensington's thriving dining and retail scene, the property enjoys exceptional visibility and a loyal audience of affluent residents, professionals, and international visitors. The surrounding streets are home to a curated mix of celebrated cafés, stylish casual eateries, and renowned fine-dining destinations, including Gail's, Lina, Brindisa, and a selection of boutique restaurants along Thurloe Place and Old Brompton Road.

Adding to the area's vibrancy, acclaimed hotels such as The Pelham, The Ampersand, and The Rembrandt are all just moments away, delivering a continual flow of high-value guests and ensuring strong, year-round demand for premium food and beverage experiences

DESCRIPTION:

A fully fitted restaurant arranged across the ground floor, mezzanine, and basement. The primary trading areas are located on the ground and mezzanine levels, while the basement accommodates the kitchen and back-of-house facilities. The kitchen is fully equipped and benefits from a complete extraction system.

TERMS:

Term: Assignment of the existing lease expiring 24th of March 2035 (Within the Landlord & Tenant Act 1954)

Rent: £105,000 per annum

Next Rent Review: 24th March 2030

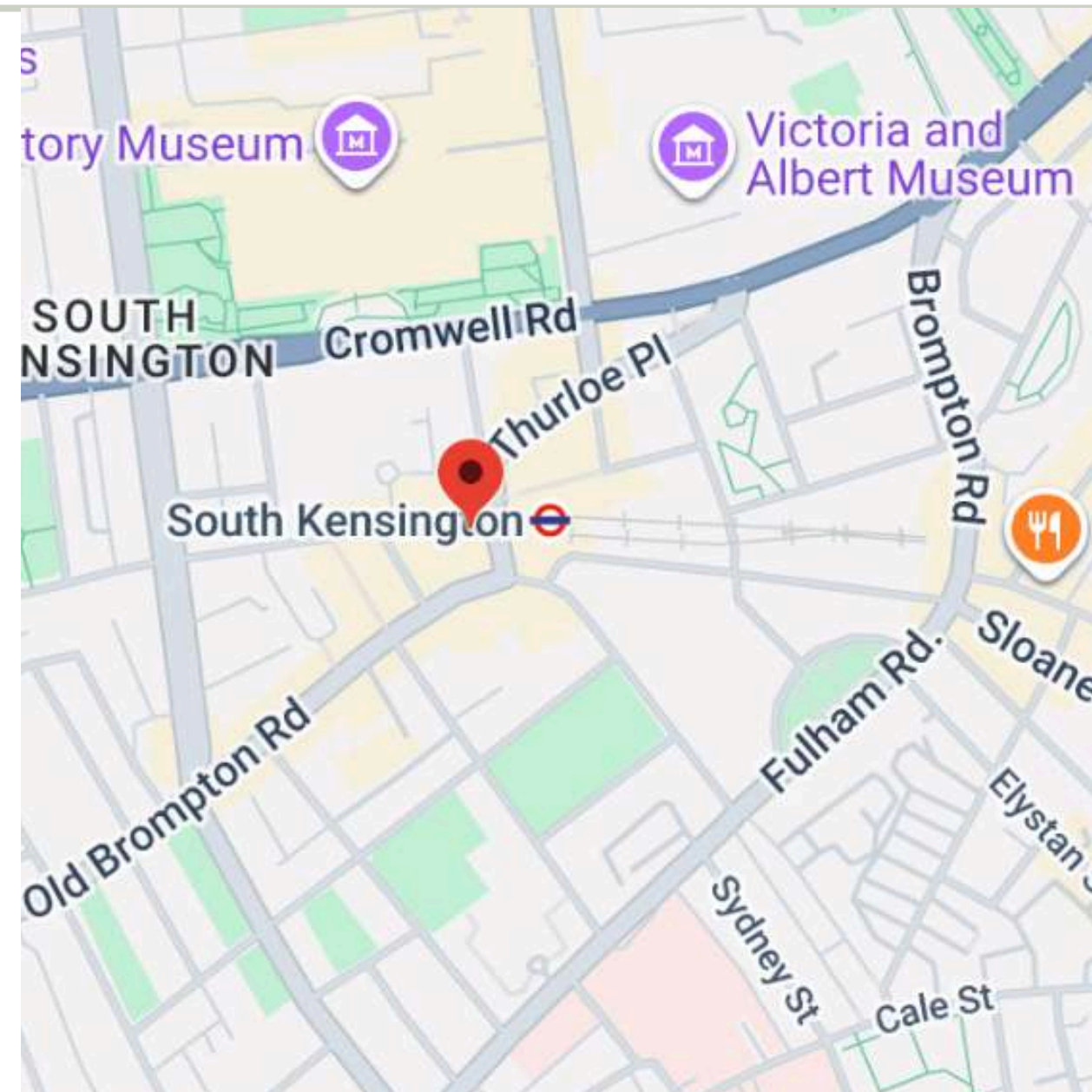
Rateable Value: £42,500 (1st of April 2023 to present)

Rates Payable: £21,207.5 per annum

Premium: Upon application

Size:

- Ground: 534 sq. ft.
- Mezz: 321 sq. ft.
- Basement: 735 sq. ft.
- **TOTAL: 1,590 sq. ft.**



Contact Us:

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Disclaimer: These particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care is taken in their preparation, the vendors or lessors accept no liability as to their accuracy. Unless stated otherwise, all prices are quoted exclusive of VAT.



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