



Prime Retail Investment

Size approx. – 808 sq ft

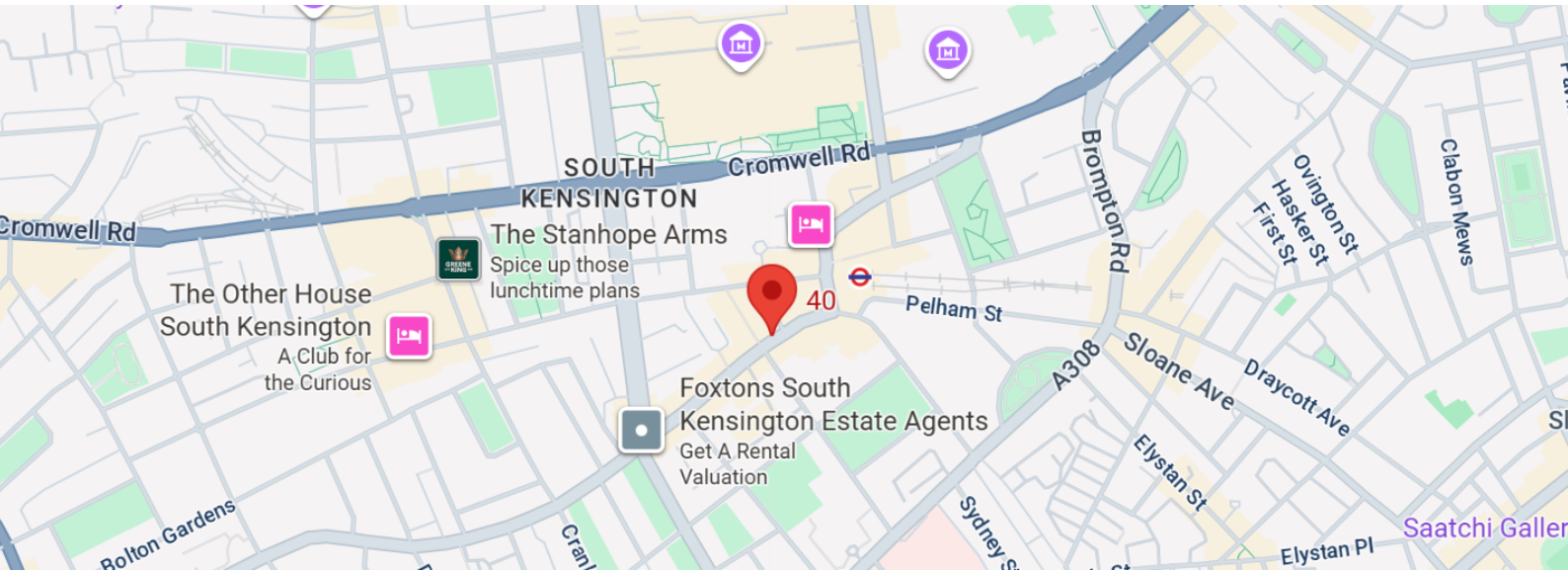
40 Old Brompton Road
South Kensington
London
SW7 3DX

Price
Offers in the region of
£1,100,000

- * Prime retail investment opportunity
- * Situated in South Kensington approximately 200m from South Kensington underground station
- * Prominent frontage onto Old Brompton Road
- * Strong daily footfall
- * Let to a long term existing tenant
- * Affluent catchment area

Location

Situated in the heart of South Kensington, one of London’s most prestigious and sought-after neighbourhoods and located on a prominent stretch of Old Brompton Road. The property benefits from a high footfall location surrounded by a mix of boutiques, cafés, restaurants, and premium retailers. The area is a well-established destination thanks to its proximity to world-renowned landmarks including: The Natural History Museum, Victoria & Albert Museum, Royal Albert Hall ,Imperial College London, Hyde Park, Harrods and Knightsbridge luxury retail district



Description

The unit is currently occupied by a long-standing café who have recently renewed their lease. The unit is arranged over the ground and lower ground floors, with the ground floor comprising of a cooking station, service counter, and customer seating area, while the lower ground is used for food preparation and storage.

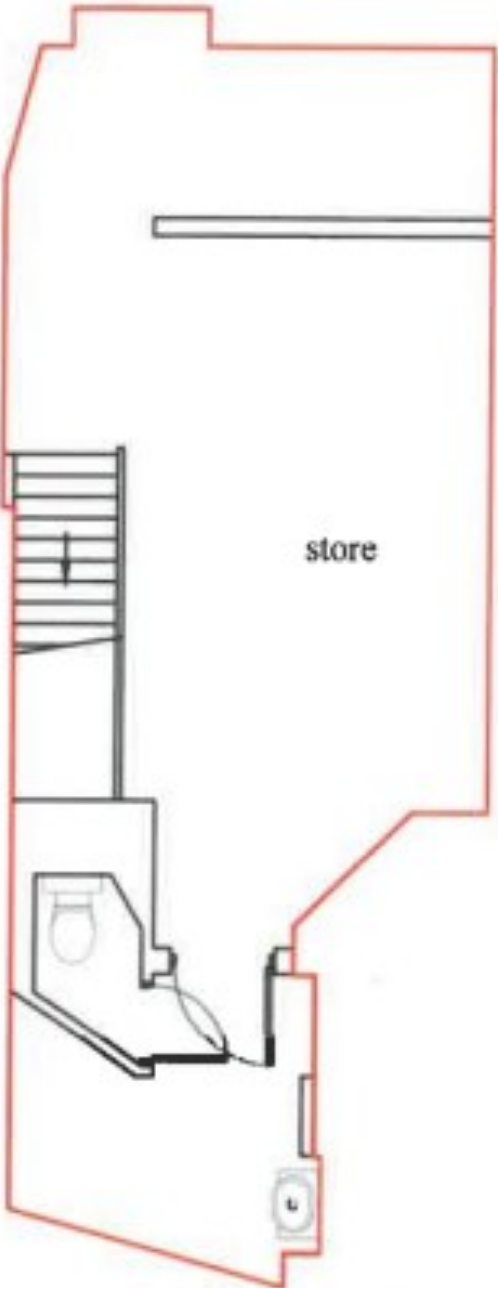
Tenancy Details

Foor	Tenant	Lease	Rent (£ pa)	Rent Review Date	Break Option
Ground and Basement	Madecode Limited trading as La Brioche	5 year starting from 4th April 2025	2025-26 £55,000 per annum	NA	NA
			2026-27 £57,000 per annum		
			2027-28 £59,000 per annum		
			2028-29 £61,000 per annum		
			2029-2030 £63,000 per annum		

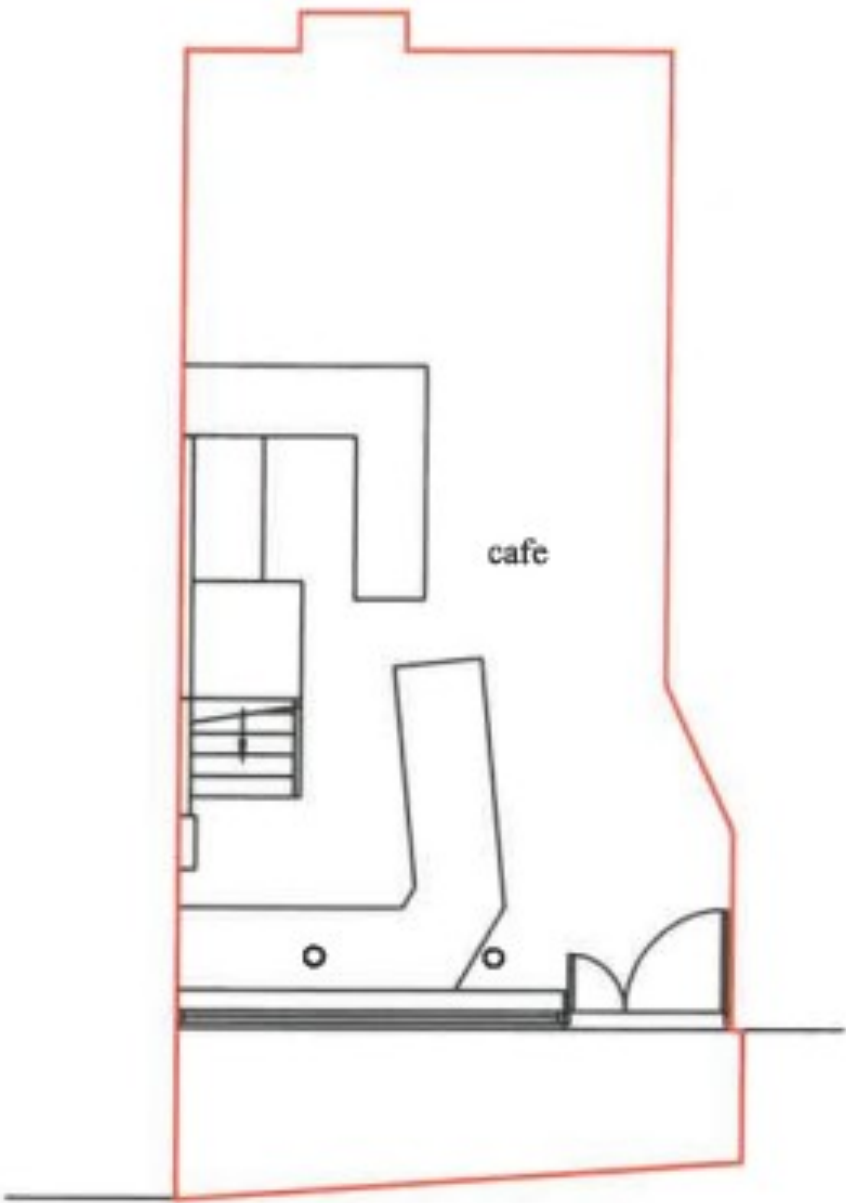
Lease Terms

The property is being sold with a long standing tenant in place and who has recently signed a new 5 year lease. Offers in the region of £1,100,000 our sought for the freehold interest.

Floor Plans



Lower Ground Floor



Ground Floor

Floor Area

Ground Floor	370 sq ft	(34.3 sq m)
Lower Ground Floor	438 sq ft	(40.70 sq m)

