



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 extended their existing 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.

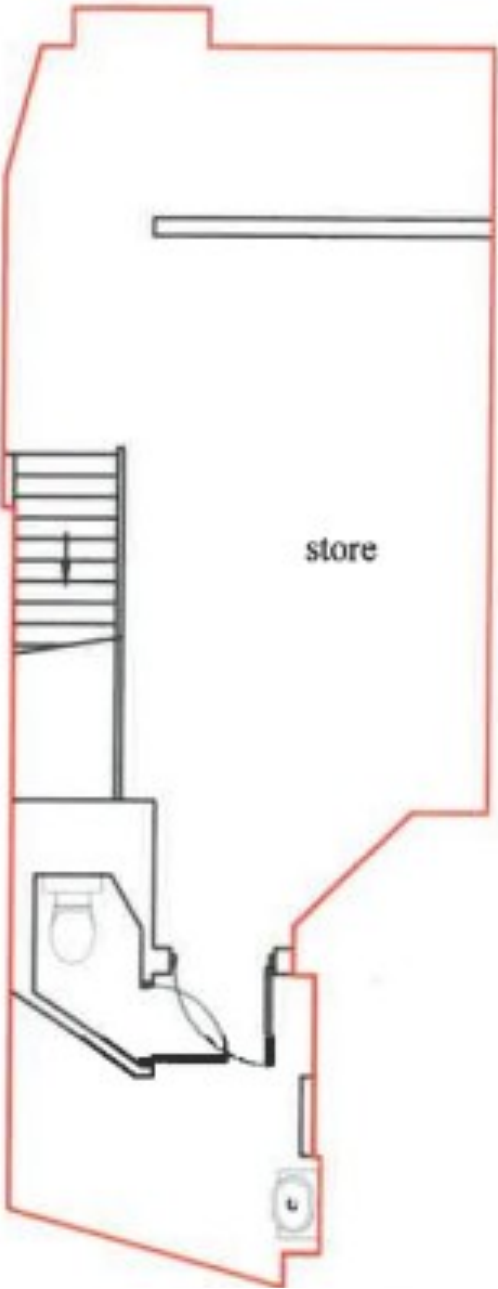
Tenancy Details

Floor	Tenant	Lease	Rent (£ pa)	Rent Review Date	Break Option
Ground and Basement	Madecode Limited trading as La Brioche	5 year starting 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		

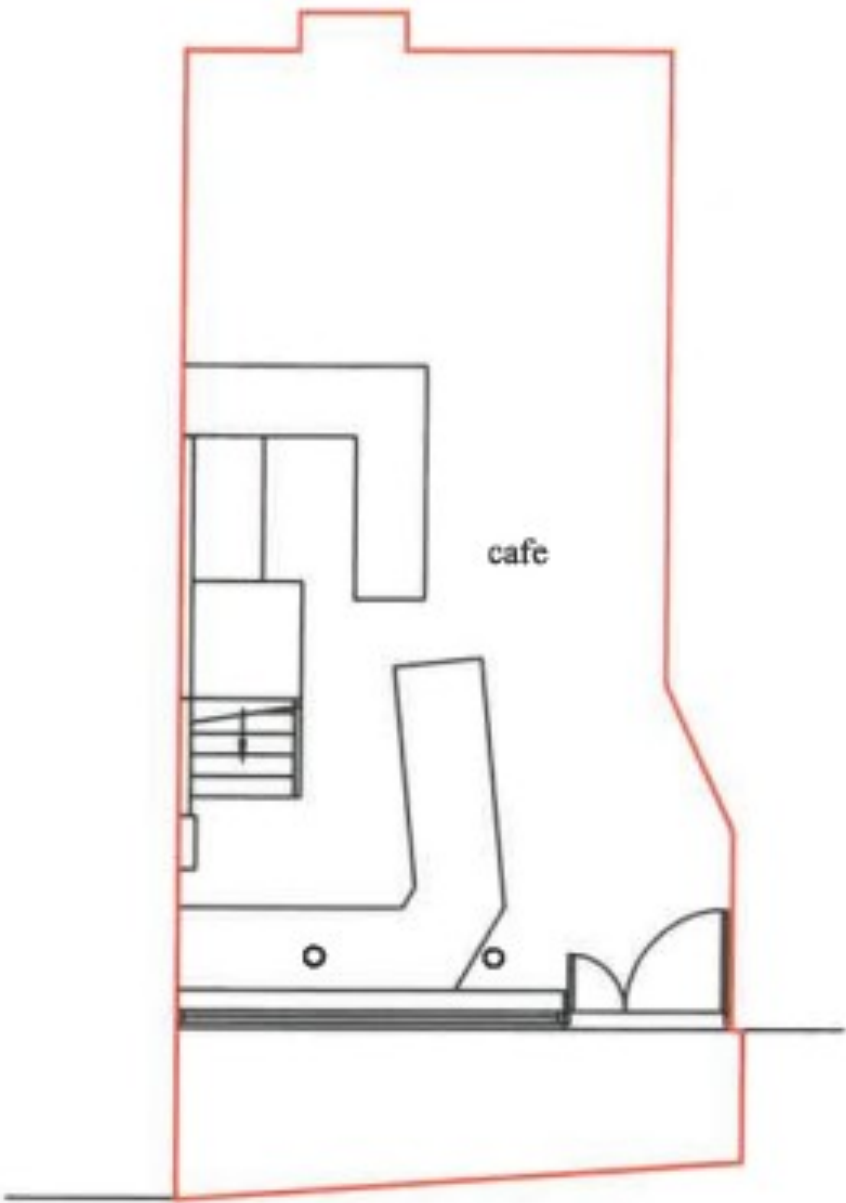
Lease Terms

The property will be sold of way of a virtual freehold investment with the long standing tenant having recently signed a new 5 year lease. Offers in the region of £1.1M.

Floor Plans



Lower Ground Floor



Ground Floor

Floor Area

Ground Floor	370 sq ft
Lower Ground Floor	438 sq ft

