

Places
for
London

The TfL Property
Company

264 Brompton Road

South Kensington
SW3 2AS

10,000 sq ft
Restaurant opportunity



The property

Step into this distinctive West London property through its understated entrance, leading guests on an intriguing journey along a characterful corridor. Beyond, you'll discover a spacious and inviting trading area designed to impress. The ground floor boasts a dynamic layout, featuring approximately 100 covers and a striking circular bar at its heart.

Towards the rear, the space offers a fully-equipped kitchen, customer toilets, and convenient storage facilities. Exceptional ceiling heights add to the sense of grandeur, ranging from 5.35m to 7.47m.

Elevating the experience, a large mezzanine level provides even more possibilities. This versatile space includes additional seating, a secondary bar, and a private dining room. It also accommodates an office, a staff breakout area, and access to an external terrace, offering a touch of outdoor charm.

This property blends functionality with character, making it a truly standout opportunity for businesses seeking a unique space.



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Floor areas	
Ground floor entrance	79.81 sq m (859 sq ft)
Ground floor (main)	520.48 sq m (5,602 sq ft)
Mezzanine	309.88 sq m (3,335 sq ft)
“Covered” external area	22.00 sq m (236 sq ft)
Total	10,032 sq ft

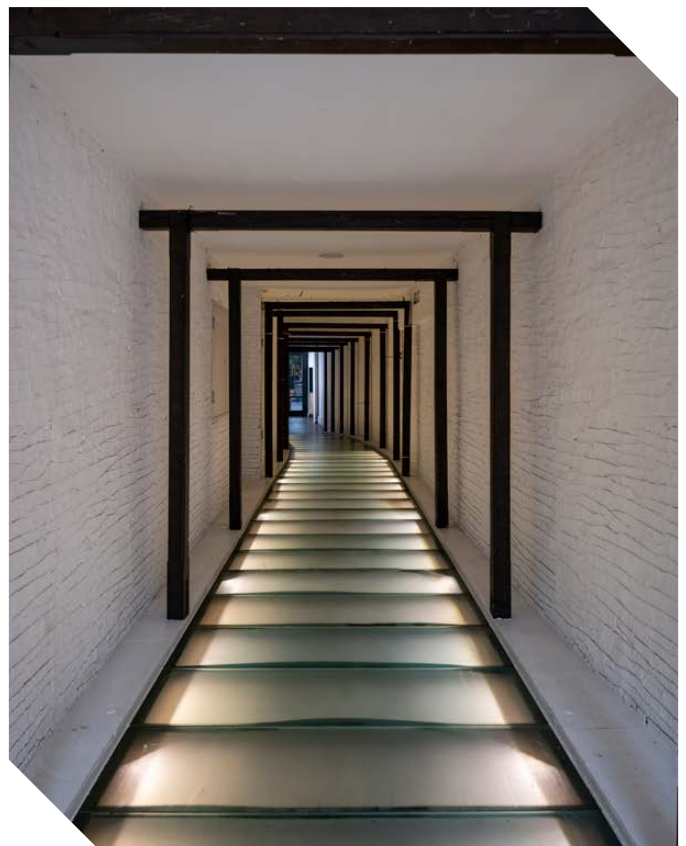
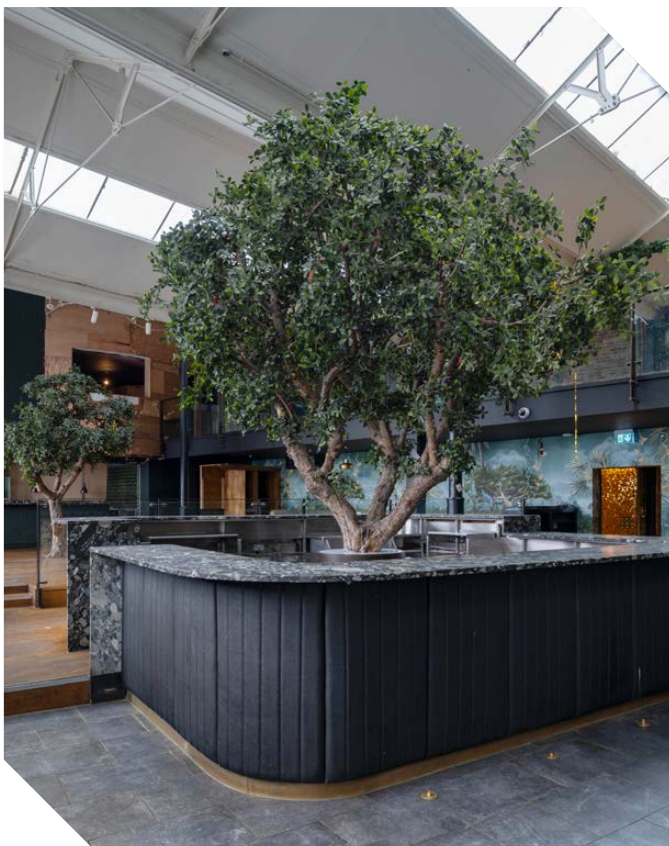
Planning Class E

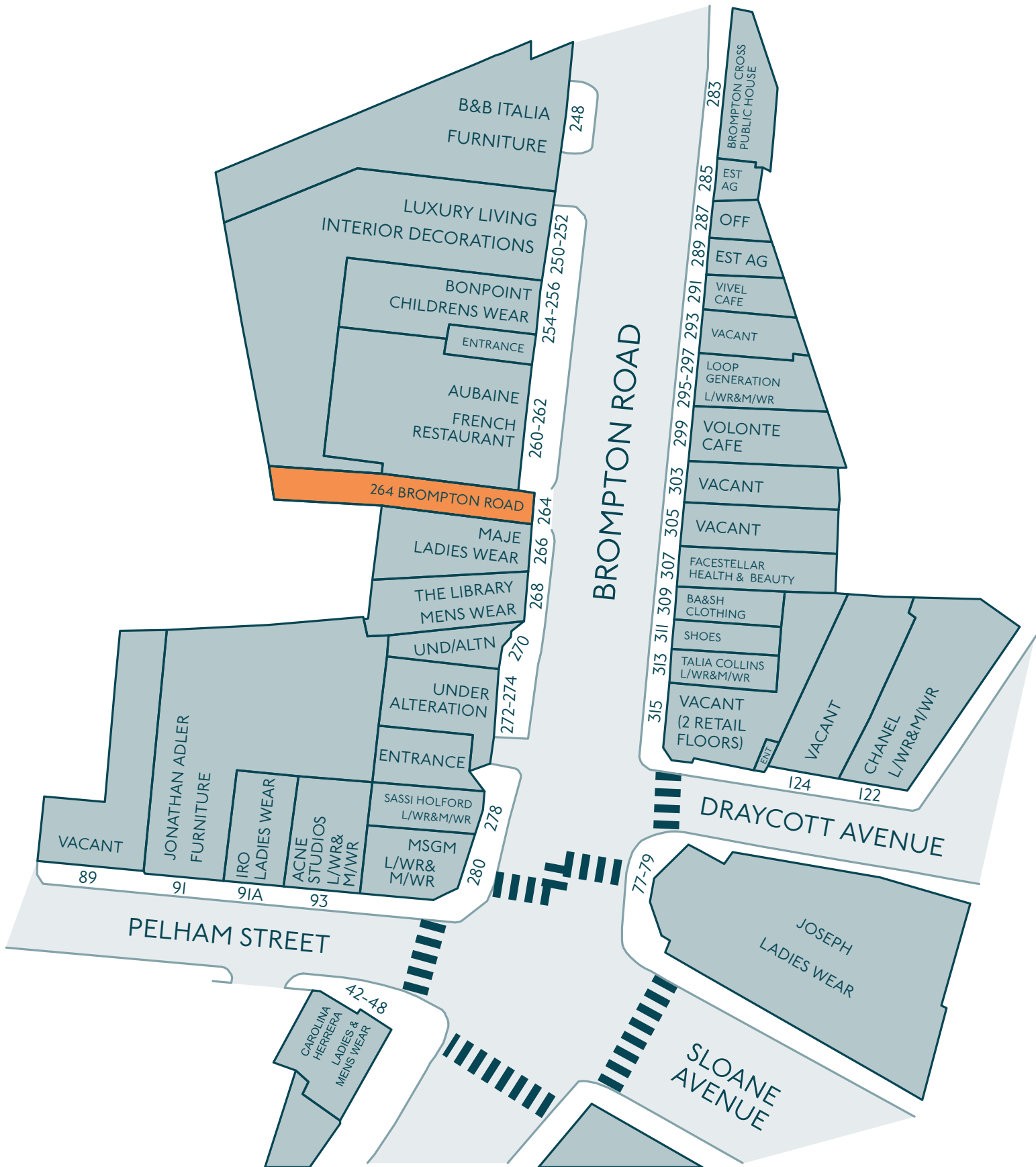
Services 3-phase power, gas and drainage

Rates The Rateable Value for the premises is £330,000

Guide rent The rent payable is to be in excess of £500,000 base rent or an agreed percentage of gross turnover, whichever is the higher, and will be net of VAT and exclusive of rates

Guide term 10 years





A highly coveted neighbourhood

South Kensington is one of London's most prestigious and highly coveted areas, celebrated for its blend of cultural heritage, world-class shopping, fine dining, and iconic attractions. This vibrant destination offers an unparalleled lifestyle, attracting both

residents and visitors who seek the best of what London has to offer.

The neighbourhood is famed for its cultural landmarks, including the world-renowned Natural History Museum, Victoria and Albert Museum (V&A), and the Science Museum.



Image credit: Leading Restaurants

Brompton Road is well known for its vast array of luxurious restaurants, retailers and hotels, benefitting from a high-quality customer that is typically prepared to spend more when compared to other areas of London. The immediate vicinity boasts well-known establishments such as Claude Bosi at Bibendum, Daphne's,

Daylesford as well as various high-quality retailers found along Walton Street, Draycott Avenue and Sloane Avenue.

Nearest stations

- South Kensington (0.3 miles)
- Sloane Square (0.7 miles)
- Gloucester Road (0.7 miles)



 The TfL Property Company



For all enquiries, please contact:

Matthew Englender

matthew.englender@cushwake.com

Victoria Davies

victoria.davies@cushwake.com

264 Brompton Road, Knightsbridge,
London SW3 2AS

placesforlondon.co.uk



Contact information

placesforlondon@tfl.gov.uk

LinkedIn: [placesforlondon](https://www.linkedin.com/company/placesforlondon)

Places for London
Victoria Station House
London, SW1E 5ND

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