

PRIME LEASEHOLD RESTAURANT**BROMPTON ROAD, KNIGHTSBRIDGE****RICHOUX, 86 BROMPTON ROAD, KNIGHTSBRIDGE, LONDON, SW3 1ER**

- Prime Location Opposite Harrods
- 80+ covers over Ground floor & Basement. Pavement Seating
- High Footfall – Highly Affluent Area
- Lease Expires March 2024 (inside the Act)
- High Quality Fixtures & Fittings

LEASEHOLD**OFFERS IN EXCESS OF £400,000 for the leasehold interest and trade contents****SUBJECT TO CONTRACT** sole selling/letting agents

LONL387

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com**A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc(Hons) MRICS • D. Gooderham MRICS****R.A. Negus BSc MRICS • M.L. Penfold BSc(Hons) MRICS**

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Location

The property is located on Brompton Road and sits directly opposite the infamous Harrods department store. Notable restaurants nearby include Caffè Concerto, Zia Teresa and Zuma.

Description

The property is arranged over ground and basement floors. Pavement seating along shop front.

Plans available upon request.

The approximate gross internal floor areas as deduced from the VOA are calculated to be: -

Ground Floor	1,000 sq ft
Basement	<u>2,000 sq ft</u>
Total	3,000 sq ft

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Tenure

The property is held for a term of 11 ½ years, expiring 24th March 2024. The rent is £210,000 per annum subject to an outstanding rent review from 28th September 2017. The landlord has indicated to agree a rent at £330,000 per annum (subject to contract) but this level of rent is being vigorously contested by our client.

The lease is contracted inside the security and provisions of the Landlord and Tenant Act 1954 (Part II).

Licensing

The property is licensed to sell alcohol between the hours of:

Monday-Saturday:	10-00am – Midnight
Sunday:	12:00pm – 23:30pm

Alcohol to be consumed by persons taking table meals / ancillary to the meal.

Planning

The property is not listed nor situated within any Conservation Area.

Rating Assessment

The property is listed as “restaurant and premises” with a rateable value of £234,000 with effect from 1st April 2017.

User Clause

High Class Restaurant and/or coffee bar

Exclusions

Electronic tills / computers, some loose furniture and equipment (to be agreed between Vendor and Purchaser), stock, cutlery/crockery, smallwares, artwork, coffee machine, fire extinguishers and anything branded “Richoux”.

Viewing

For further information and to arrange a viewing please contact Matthew Englender or Richard Negus on -
Tel: 020 7836 7826 or Email: matthew.englender@agg.uk.com / richard.negus@agg.uk.com

EPC

An EPC report has been commissioned and will be made available upon request.



Source: Google Maps. Not to scale - Provided for indicative purposes only.

