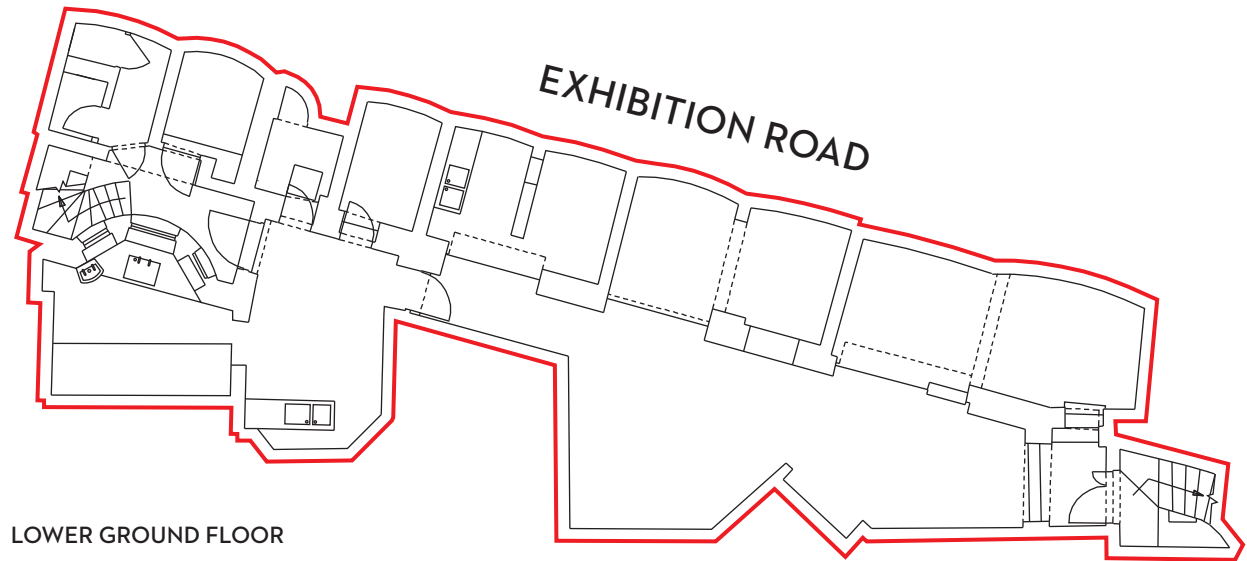


A3 RESTAURANT TO LET

10-12
EXHIBITION
ROAD
LONDON
SW7 2HE

10-12 EXHIBITION ROAD is located at the lower end of the 'Exhibition Road' redevelopment in South Kensington: an initiative by the Royal Borough of Kensington and Chelsea to transform the area into a world-leading cultural destination. This A3 restaurant unit is situated on the corner of Exhibition Road and Thurloe Place which benefits from high levels of footfall in the region of 11 million visitors a year en route from the nearby Underground station to the South Kensington museums. The location is recognised for its mix of good quality restaurants and cafes including: Casa Brindisa, Comptoir Libanais, Le Pain Quotidien, SNOG and Tombo Japanese café and deli.



LOWER GROUND FLOOR



10M

ACCOMMODATION

The unit is offered in shell condition and comprises the following gross internal area:

LOWER GROUND FLOOR 1078 SQFT / 100 SQM

QUOTING RENT

10-12 Exhibition Road £40,000 p.a.x. Plus turnover rent to be agreed. A service charge is payable, further information on which is available.

PLANNING

The unit benefits from A3 planning consent.

LICENSING

A premises licence is in place which can be transferred to the incoming operator.

TERMS

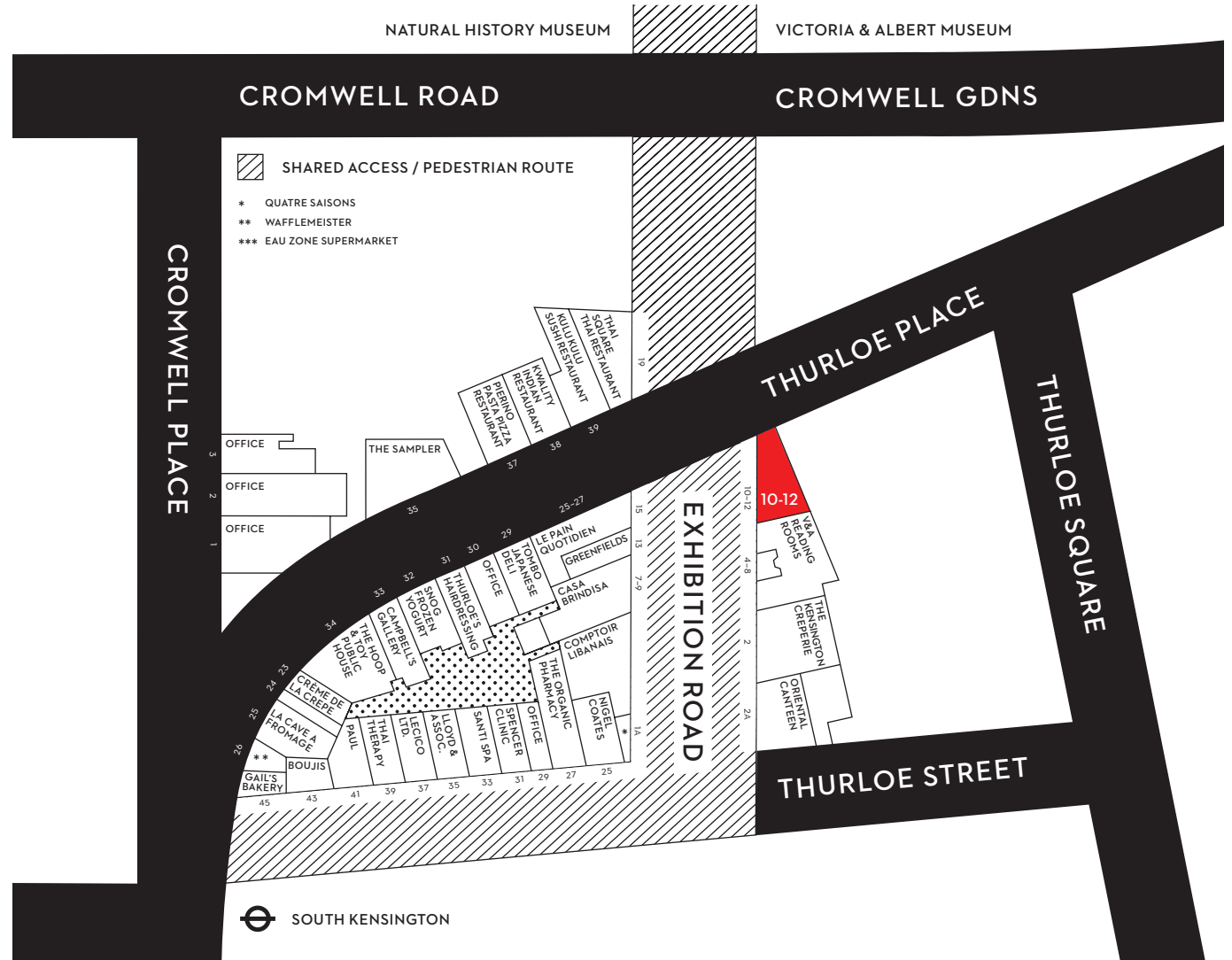
South Kensington Estates are offering a new lease for a term to be agreed, subject to five yearly upward only rent reviews. The lease is to be contracted outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

RATEABLE VALUE

South Kensington Estates is verbally informed by the local authority that this unit is assessed for rating purposes as follows: Rateable Value - £17,000, Rates Payable to 01/04/12 - £7,361. Interested parties are advised to make their own enquiries with the Local Authority.

LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.



ENQUIRIES & VIEWING

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