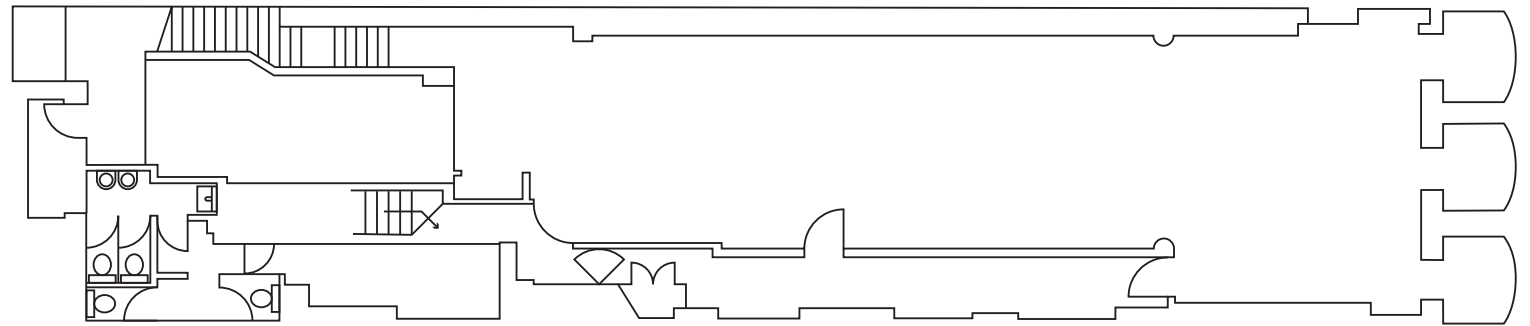


# A3 RESTAURANT TO LET

**8**  
**EGERTON**  
**GARDEN**  
**MEWS**  
LONDON  
SW3 2EH

**8 EGERTON GARDEN MEWS** is located on a Knightsbridge mews street behind the hustle and bustle of Brompton Road. The A3 restaurant unit benefits from being in one of the wealthiest residential catchments in London and is next to London's main cultural quarter which comprises the Victoria and Albert Museum, the Natural History and Science museums. Brompton Quarter comprises more than 400 metres of single-managed retail and restaurant units. Other nearby occupiers include The Brompton Quarter Brasserie, Emporio Armani, Mulberry, Divertimenti, Skandium, Racine and Cassis Bistro.



# 8 EGERTON GARDEN MEWS LONDON SW3 2EH

## ACCOMMODATION

The unit is offered in shell condition with a kitchen extract duct in situ and comprises the following approximate gross internal areas:

LOWER GROUND FLOOR 1640 SQ FT / 152 SQ M

## QUOTING RENT

£50,000 pax. A service charge is payable, further information on which is available.

## PLANNING

The unit benefits from A3 planning consent which stipulates trading hours of **xxam - xxpm**.

## TERMS

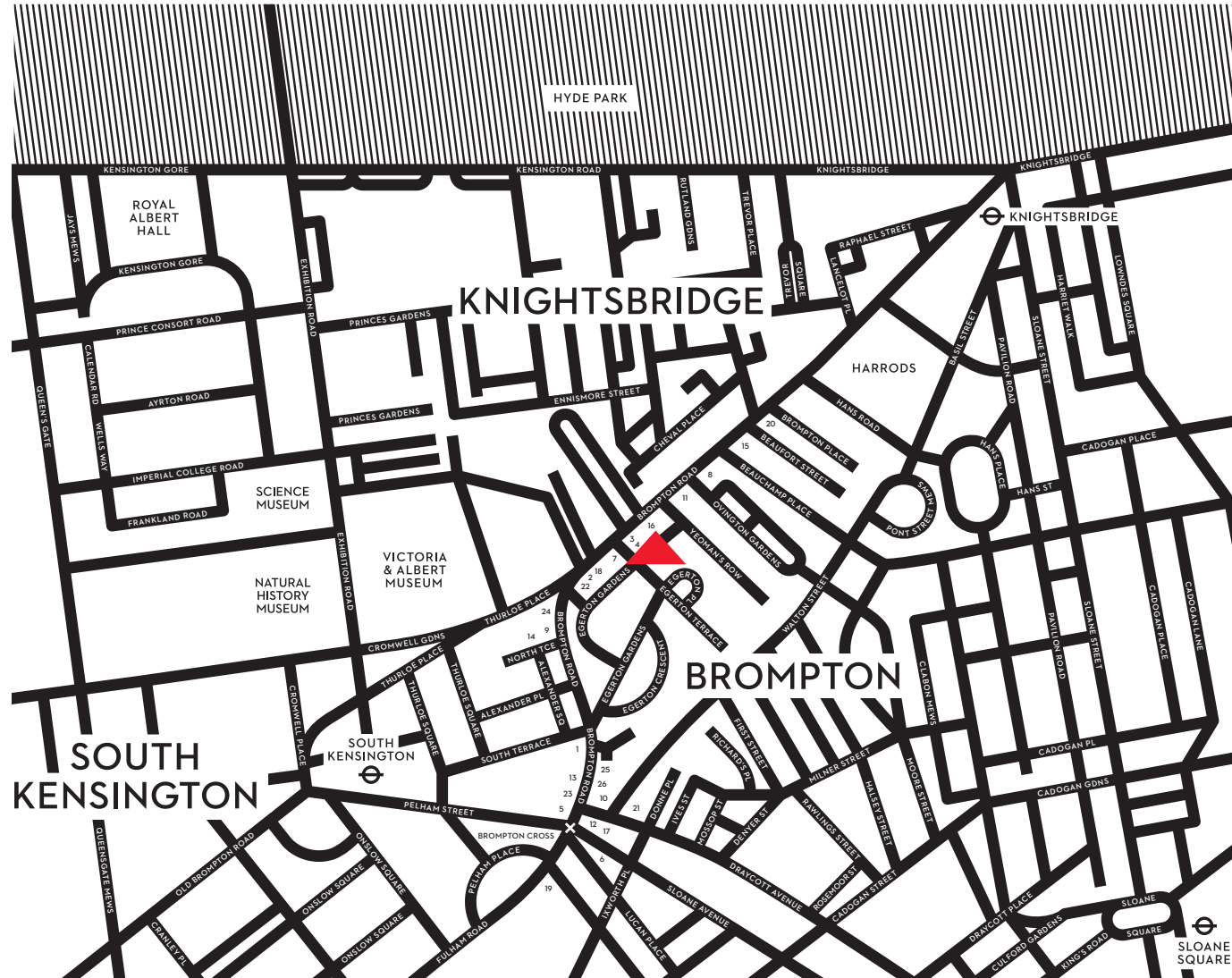
South Kensington Estates are offering a new lease for a term to be agreed, subject to five yearly upward only rent reviews. The lease is to be contracted outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

## RATEABLE VALUE

To be assessed.

## LEGAL COSTS

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



- 1 B&B Italia
- 2 Brompton Bar & Grill
- 3 Brompton Quarter Brasserie
- 4 Brompton Quarter Grocer
- 5 Chanel
- 6 Conran Shop (Michelin Building)
- 7 Divertimenti
- 8 Emporio Armani
- 9 Few and Far
- 10 Giuseppe Zanotti
- 11 Hawes & Curtis
- 12 Joseph
- 13 The Library
- 14 Mint
- 15 Mulberry
- 16 Patisserie Valerie
- 17 Paul Smith
- 18 Racine
- 19 Ralph Lauren
- 20 Reiss
- 21 Santa Maria Novella
- 22 Skandium
- 23 Skitsch
- 24 Smallbone of Devises
- 25 Space NK
- 26 Whistles

## VIEWING

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