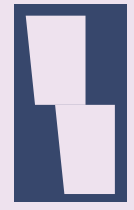




———— Prime Chelsea Restaurant Premises ————

270 Brompton Rd

———— 8,000 SQ FT Partially Fitted ————



270 BROMPTON RD

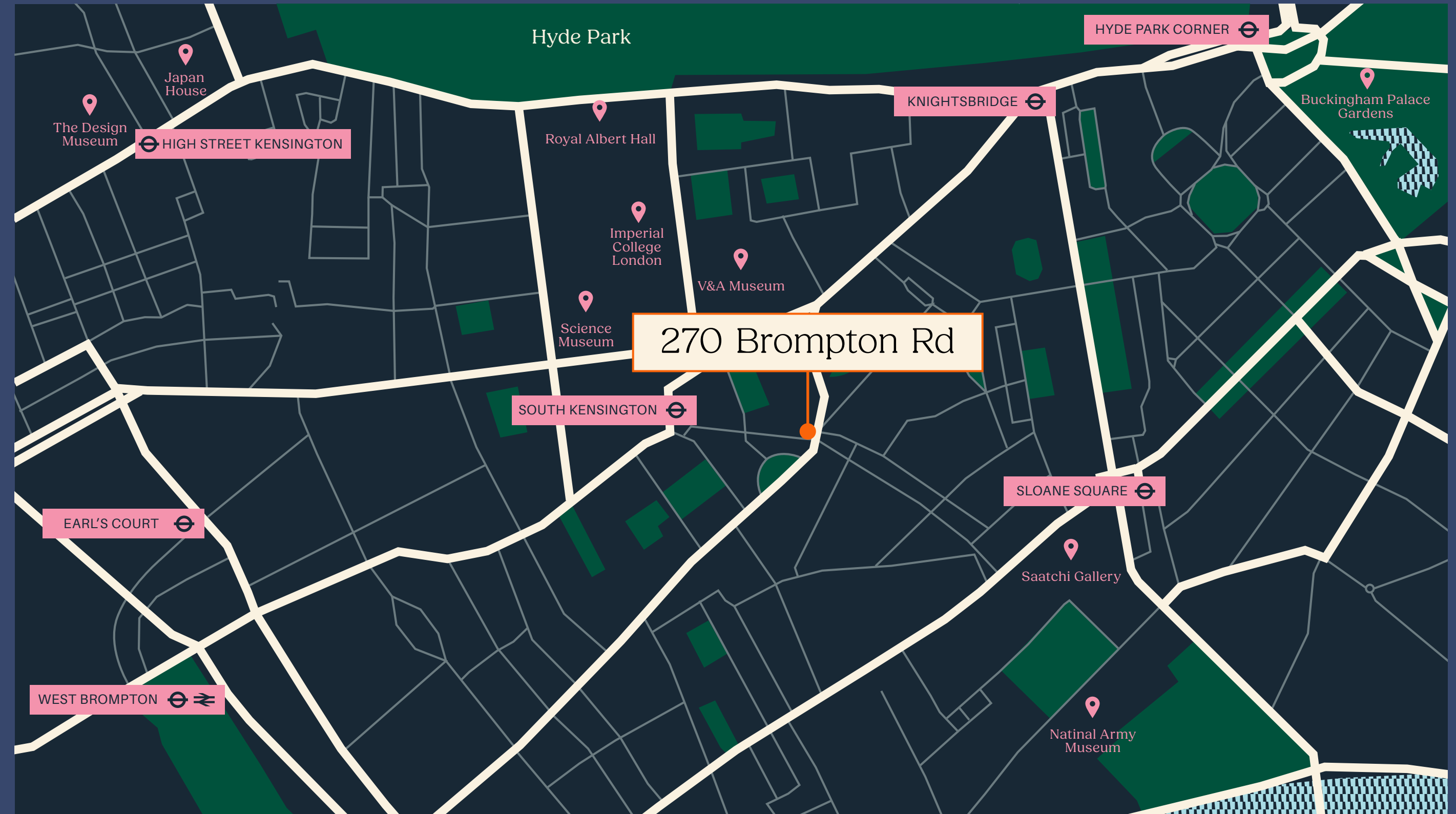
Overview

8,000 Sq Ft Highly Visible & Partially Fitted Restaurant Space

IMMEDIATELY AVAILABLE

A new partially fitted restaurant space has been created in a prime location in Brompton Cross, where Chelsea, Knightsbridge and South Kensington meet.

The restaurant is directly opposite Draycott Avenue in a highly visible location and a wide street frontage with good volume and lots of natural light. The premises has been created by extending the space previously occupied by well-known Chelsea restaurant icon, La Brasserie.





270 BROMPTON RD

The Building

A Flagship Opportunity in a Prime Location

The premises have been developed at ground floor and basement, increasing the previous floor area at both levels and widening the street frontage, creating a new flagship restaurant space with potential for a PDR terrace at basement.

The space has an overwhelming sense of light and volume benefitting from natural light from the side windows towards the back and high ceilings.

Unusually, the property had a 'first fix' with much of the restaurant infrastructure in place including new electrics, plumbing, fitted kitchen and back of house areas, and all new MEP. The property is therefore delivered by the landlord as an enhanced shell which should accommodate most restaurant formats and interior designs.





270 BROMPTON RD

The Building

Ground Floorplan 3,660 sq ft | 340 sq m



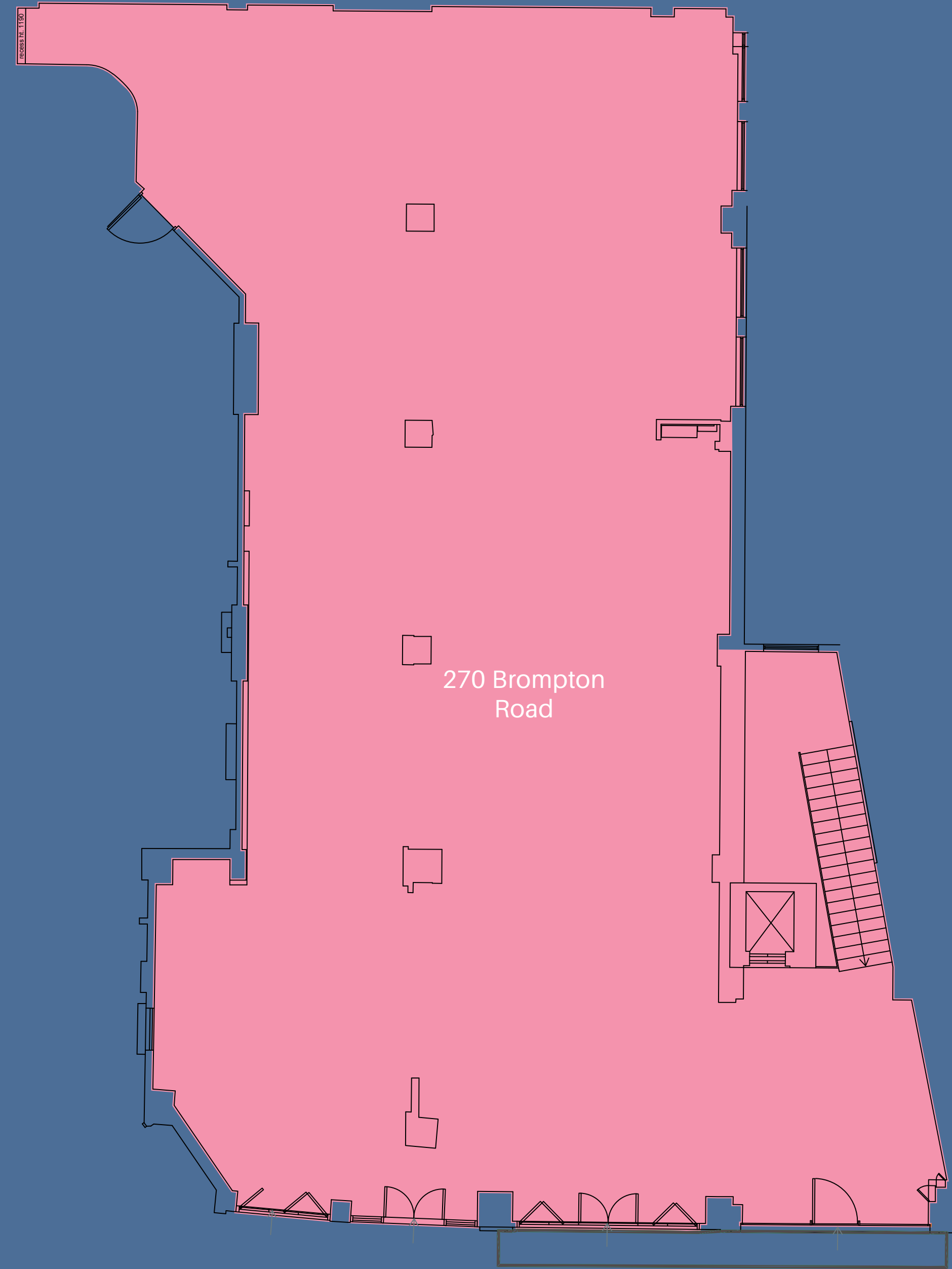
NORTH

Not to scale. Indicative only.

PELHAM STREET

270 Brompton Road

BROMPTON ROAD





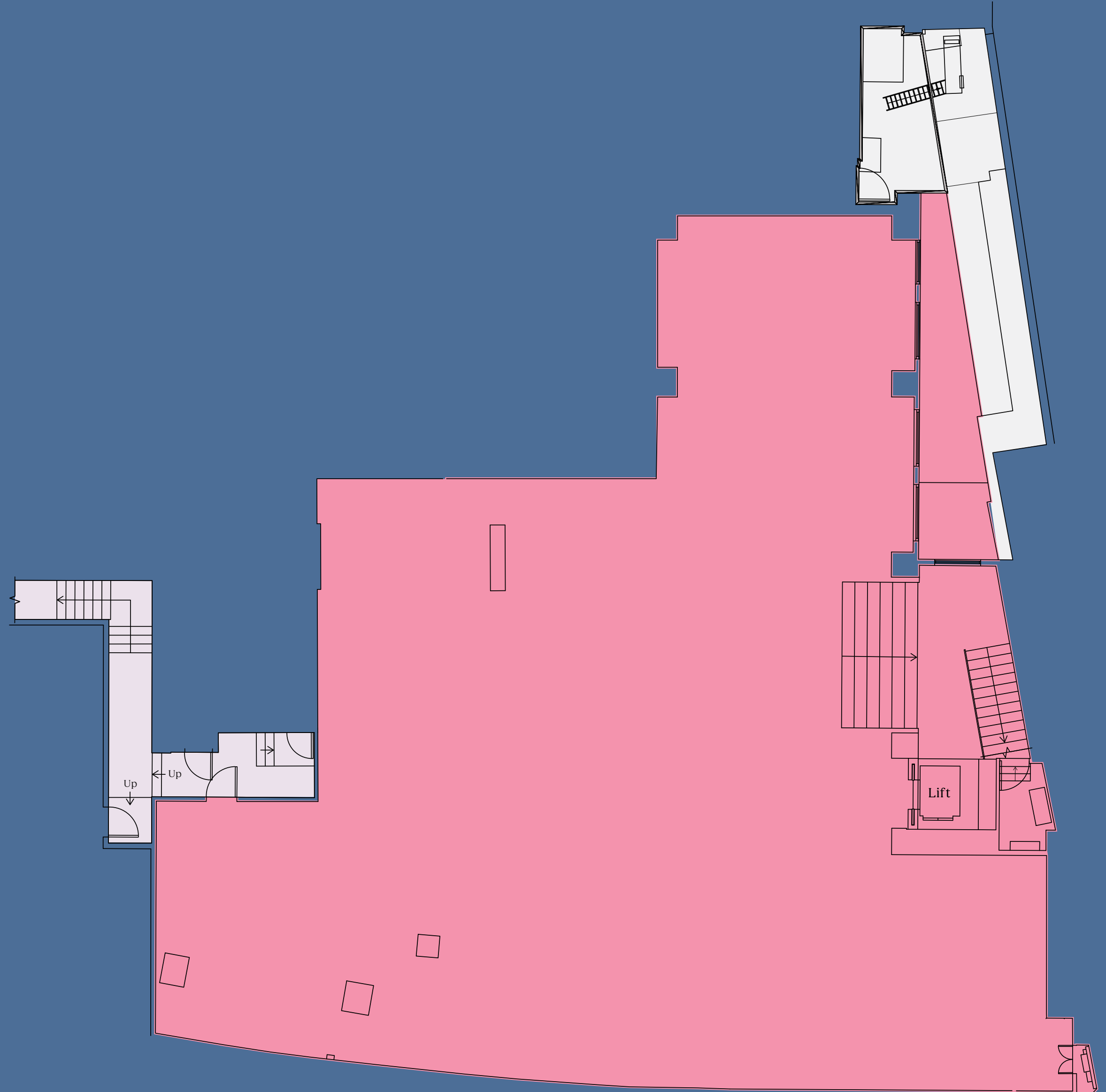
270 BROMPTON RD

The Building

Basement Floorplan 4,096 sq ft | 380 sq m

Not to scale. Indicative only.

PELHAM STREET



BROMPTON ROAD



NORTH



270 BROMPTON RD

Location

Secure Your Spot...



Daphne's



Petrossian



Daylesford Organic

...in Chelsea's Culinary Landscape.



Claude Bosi at Bibendum



Chanel



*Walking Times



270 BROMPTON RD

Location

Elevating Chelsea Dining: A New Prime Spot Opposite Draycott Avenue.



Out & About

- | | | | |
|----------------------------|-----------------------------|-------------------------|---------------------------|
| 1. Bibendum | 8. Chanel | 15. Elystan Street | 22. Bread Ahead Bakery |
| 2. Daphne's | 9. Joseph | 16. Amelia's | 23. Azzurra |
| 3. Bluebird | 10. Carolina Herrera | 17. Birley Bakery | 24. Chelsea Town House |
| 4. Daylesford Organic | 11. Harrods | 18. Wild Corner | 25. Vita Boutique Fitness |
| 5. Elystan Street | 12. Kensington High Street | 19. Cinquecento | 26. Sonder Chelsea Green |
| 6. KX Private Members Club | 13. Walton Street Boutiques | 20. Scalini | 27. 100 Queens Gate Hotel |
| 7. Petrossian | 14. Ralph Lauren | 21. The Alfred Tennyson | 28. The Kensington Hotel |

Lease:
20 years
outside
the act

Rent:
£575kpa

Planning & Licencing:

The premises has E Class restaurant consent. A premises licence is in place permitting alcohol sales to seated customers from 0800 to 2330 Monday to Saturday and 0800 to 2300 on Sunday except in the area shown on the licence as the bar where standing drinking is permitted. Other conditions apply.

Licence Ref LICPR/24/352898
(copy of licence on request or available at Royal Borough of Kensington & Chelsea)

[View Licence](#) →

Ground

3,660 sq ft | 340 sq m

Basement

4,096 sq ft | 380 sq m

Total

7,756 sq ft | 720 sq m

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270 BROMPTON RD

[Click to View Video](#)

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