

Connaught Village

RESTAURANT/BAR TO LET
17-20 Kendal Street, London W2



Connaught Village, in the Hyde Park Estate, is an established destination of leading independent fashion, art and design brands and food and delicatessen eateries.



17-20 Kendal Street

Location

The triangle made by Kendal Street, Connaught Street and Porchester Place is at the heart of Connaught Village in The Hyde Park Estate between Marylebone and Bayswater, just north of Hyde Park. The area has a distinctly village atmosphere being largely residential and just a short stroll to the park. Shops, cafes and restaurants here tend to cater to the needs of the affluent and international locals though some also attract visitors from further afield. Kendal Street is sufficiently central for business visitors from the West End to enjoy a discreet lunch yet also near to many of the international class hotels nearby. The property occupies a very good corner position just next to the entrance to the Coniston Court apartments.

Description

The restaurant is arranged over ground floor only.

The approximate floor area is **2,000 sqft**

Internally the space has been fitted out to a high standard by the previous tenant and much of the restaurant infrastructure will remain including the ventilation systems and kitchen.

A substantial outside seating area is set back from the pavement and the landlord has just secured planning consent to increase the size of this area and improve the appearance of the corner and both frontages from the outside. Drawings showing these improvements are available to interested parties.

Food deliveries and refuse collection are via a dedicated route at the back of the property.

Planning and Licencing

Effective E Class restaurant use exists without any onerous conditions. The licence permits alcohol to be sold with substantial food to diners only between 1000 and 0000 daily except Sundays and the premises can remain open until 0030.

Rates and Service Charge

The rateable value is **£90,409.00**. Service Charge to be confirmed. We understand the rates payable are **£48,098** pa but interested parties should make their own enquiries.

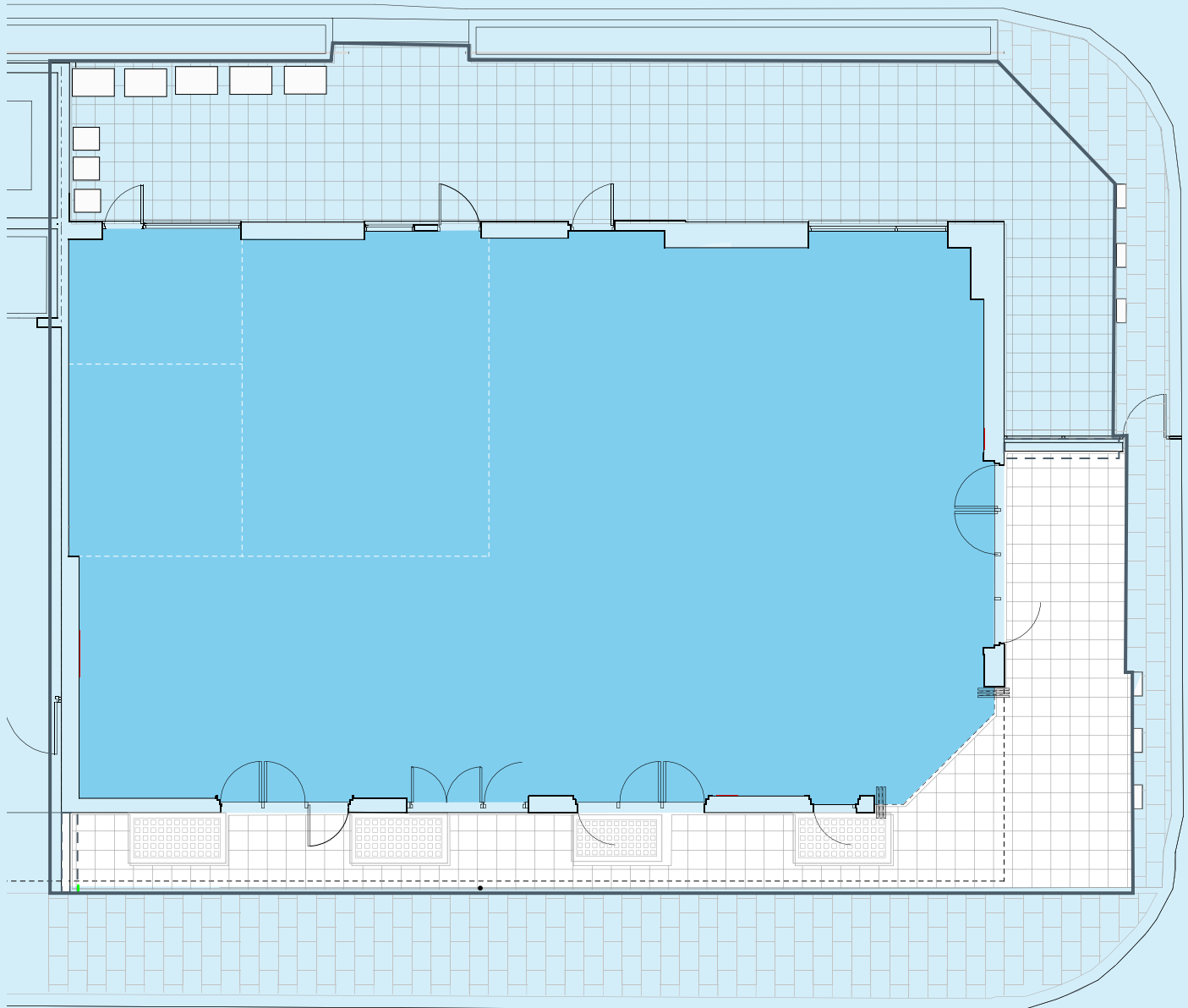
Terms

A new lease for a term of 15 years outside the landlord and tenant act. The asking rent is **£125,000** though the landlord is guided as much by the style of the restaurant concept as by the financial terms of the offer.

Timing

The restaurant is available in Q1 2022

Consented Ground Floor Plan



* Above shows the proposed and consented alterations to the property improving the exterior appearance and increasing outside space.

- KEY :**
-  = Full Height Plant Screen
 -  = Tenant Internal Area
 -  = Tenant External Area
 -  = Landlord's Demise

For further information or to make arrangements to view the property please contact Colliers International.

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