

SHOP TO LET / RESTAURANT POTENTIAL

LONDON

26 – 28 Buckingham Palace Road, London, SW1



Location

The property is located on Buckingham Palace Road at the junction with Victoria Square and nearby the Nova development. Retailers in close proximity include **Gail's**, **Ole & Steen**, **Pizza Pilgrim**, **Sourced Market**, **Vagabond** and **The Gentlemen Baristas**.

Accommodation

The units are arranged over ground and basement floors with the following approximate areas. They can either be let as two separate units (Option 1) or combined to form one double fronted unit (Option 2).

26 Buckingham Green

Ground Floor:	397 sq ft	36.88 sq m
Basement:	574 sq ft	53.32 sq m
Total:	971 sq ft	90.20 sq m

28 Buckingham Green

Ground Floor:	450 sq ft	41.80 sq m
Basement:	640 sq ft	59.45 sq m
Total:	1,100 sq ft	102.19 sq m

Combined Unit

As a combined double fronted unit the unit would consist of 2,061 sq ft over ground and basement floors.

Rent

Unit 26: £50,000 per annum

Unit 28: £60,000 per annum

Combined: £110,000 per annum

Tenure

A new lease available for a term to be agreed, contracting outside the security of tenure provisions of the Landlord & Tenant Act 1954. The rent will be subject to annual RPI increases.

Rates

Interested parties are advised to make enquiries with the Local Authority.

Use

The proposed planning change to a new Commercial Use Class E (effective from 1st September 2020), will enable the premises to be used for alternative uses such as Retail, Restaurant, Office and Gym (D2) without the need for a change of use.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

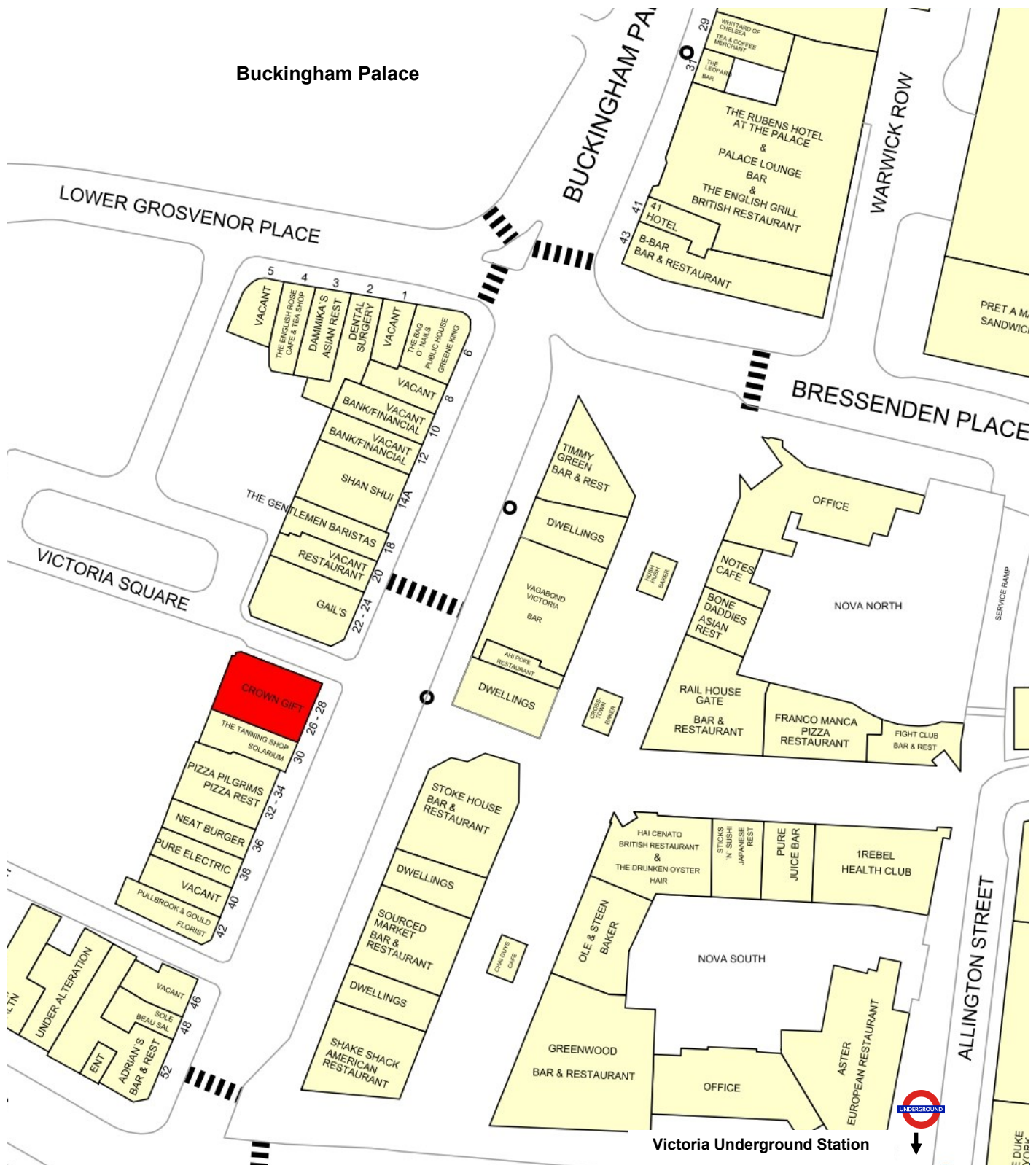
Available on request.

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VIEWING & FURTHER INFORMATION

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