

# 26 - 28 BUCKINGHAM PALACE ROAD, LONDON SW1W 0RE

 **Tuckerman**  
CHARTERED SURVEYORS

RETAIL TO RENT | 971 - 1,100 SQ FT | £50,000 - £60,000 PER ANNUM.



## VICTORIA'S EXPERT PROPERTY ADVISORS

[TUCKERMAN.CO.UK](http://TUCKERMAN.CO.UK)



## TUCKERMAN

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## SHOP TO LET / RESTAURANT POTENTIAL

971 - 1,100 SQ FT | £50,000 - £60,000 PER ANNUM.

### **i** DESCRIPTION

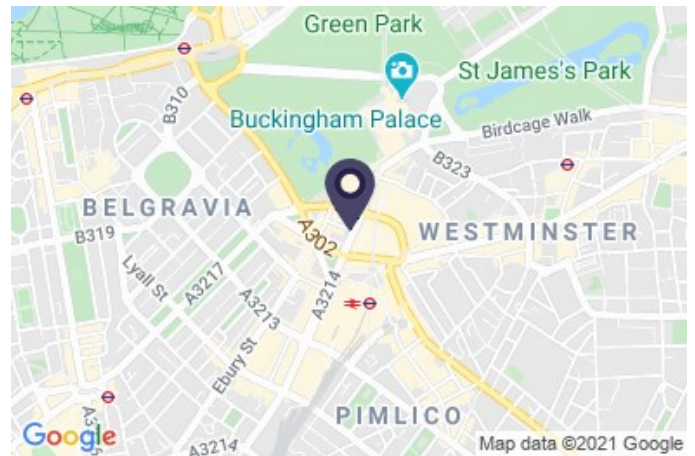
The property is located on Buckingham Palace Road at the junction with Victoria Square and nearby the Nova development. Retailers in close proximity include Gail's, Ole & Steen, Pizza Pilgrim, Sourced Market, Vagabond and The Gentlemen Baristas.

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).

As a combined double fronted unit the unit would consist of 2,071 sq ft over ground and basement floors.

### **✓** AVAILABILITY

FLOOR	SIZE (SQ FT)	AVAILABILITY
No. 26 Ground	397	Available
No. 26 Basement	574	Available
No. 26 Total	971	
No. 28 Ground	450	Available
No. 28 Basement	640	Available
No. 28 Total	1,100	



### **★** AMENITIES

- 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.

### **✎** TERMS

RENT	RATES	S/C
£50,000 - £60,000 per annum.	To be confirmed.	
A new lease available for a term to be agreed, contracting outside the security of tenure provisions of the Landlord & Tenant Act 1954.		

EPC
Available upon request.

### **☎** GET IN TOUCH

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