



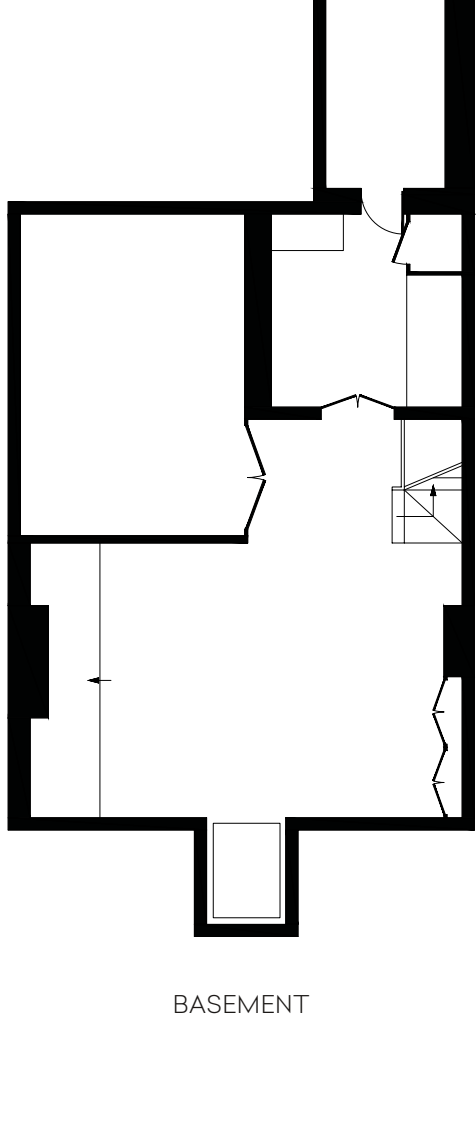
The Wilton Arms

71 KINNERTON STREET

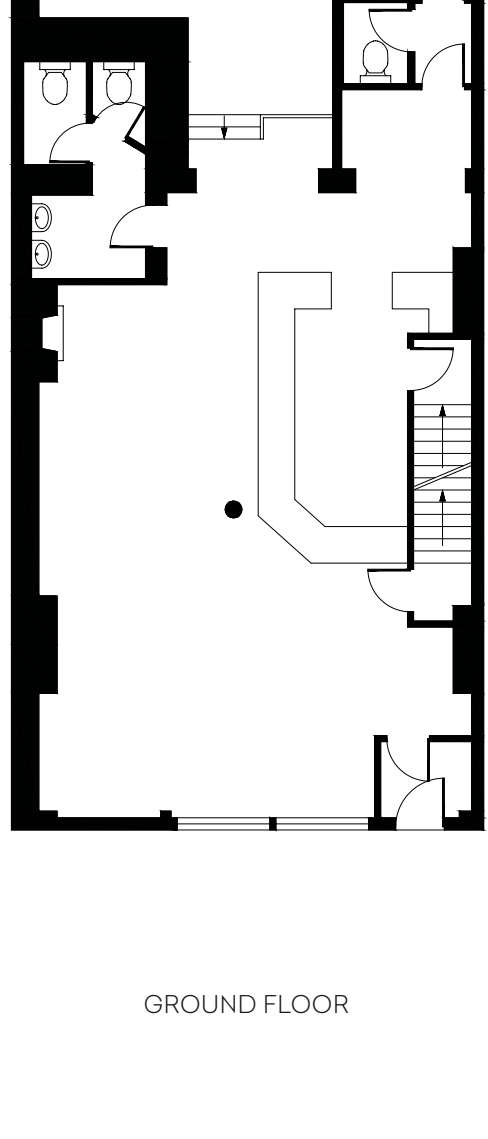


The Wilton Arms is located in intimate Kinnerton Street, in the heart of Belgravia, a three minute walk from Motcomb Street to the south and Hyde Park to the north. This famous part of town has an unmistakable character and its distinctive streets and mews are among London's most desirable addresses.

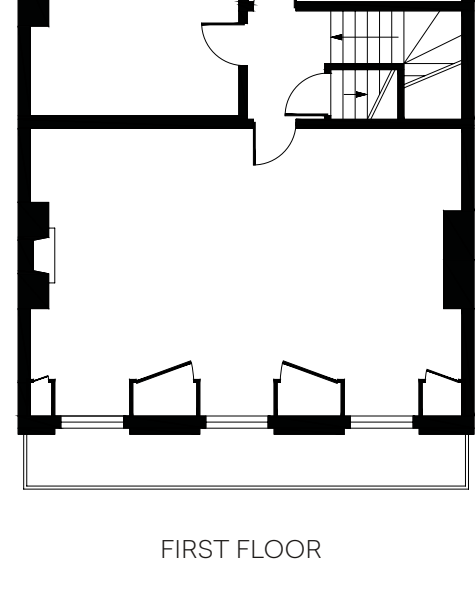
The purpose built and listed pub is arranged over ground, basement and two upper floors. The ground floor offers a traditional bar area, customer toilets and a small extension at the rear. The basement cellar has a cold room and beer drop from the pavement. The upper parts are not separately accessed and currently used as a trade kitchen (with extract in situ) and staff/managers accommodation.



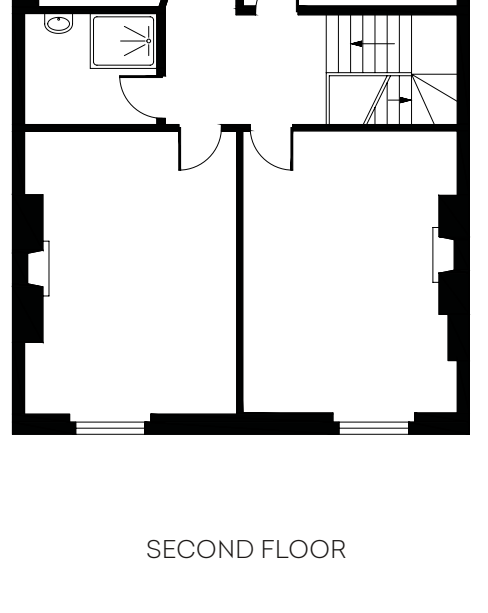
BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

AREA (NIA):

→ Basement	794 sq ft	73.79 sq m
→ Ground Floor	943 sq ft	87.64 sq m
→ First Floor	635 sq ft	58.95 sq m
→ Second Floor	546 sq ft	50.72 sq m
→ Total:	2,981 sq ft	271.1 sq m



PROPERTY DETAILS:

LEASE TERMS
A new full repairing and insuring lease for 15 years is available, The asking rent is £100,000 per annum exclusive. The lease will be granted outside the security and compensation of the Landlord & Tenant Act 1954.

PLANNING AND LICENCING:
The entire property is listed and benefits from A4 pub use.

BUSINESS RATES
Current rateable value: £52,000
Approximate rates payable: £ 25,000
Parties are advised to verify these figures with the local authority.

SERVICE CHARGE
The Tenant will pay a service charge, a full breakdown of anticipated service charge expenditure is available on request.

COSTS
Each party to bear their own legal and professional costs incurred.

EPC: D - 93

Strictly by appointment through the Landlord's sole agents:



George Collison
07784 213879
george.collison@colliers.com

Josh Leon
07951 023263
josh.leon@colliers.com



GROSVENOR

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