

WELCOME
TO VICTORIA

10 BUCKINGHAM PALACE ROAD

A1 UNIT TO-LET

PRINCIPAL LEASING TERMS

The unit at 10 Buckingham Palace Road will be available on the following terms:

AREA (NIA):

→ Ground Floor	754 sq ft	60.2 sq m
→ Lower		
→ Ground Floor	800 sq ft	62.6 sq m
→ Total:	1,554 sq ft	144.4 sq m

LEASE TERMS

New full repairing and insuring lease for 10 years subject to 5 yearly upward only rent reviews. Leases will be granted outside the security and compensation of the Landlord & Tenant Act 1954.

RENT:

→ £57,500 pax

USER CLAUSE

The premises are to be trading as a high class retail unit within Class A1 of the Town & Country Planning (Use Classes) Order 1987 and in accordance with the existing planning consents.

BUSINESS RATES

Current rateable value: £ 40,250

Approximate rates payable: £ 19,320

Parties are advised to verify these figures with the local authority.

SERVICE CHARGE

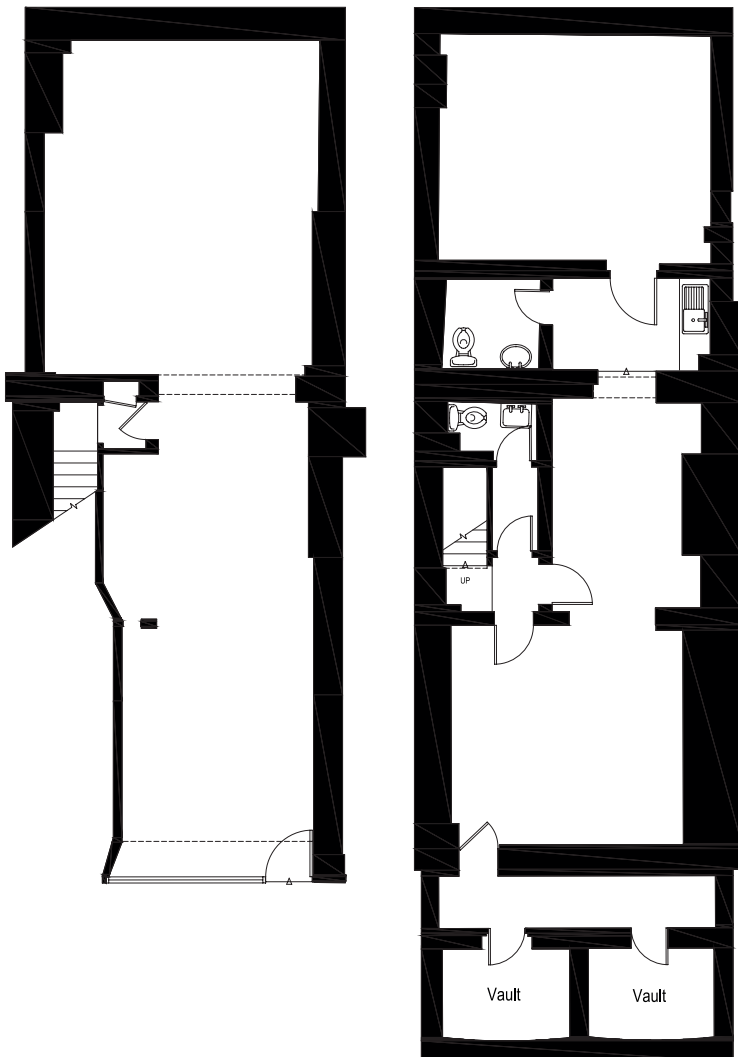
The Tenant will pay a service charge, a full breakdown of anticipated service charge expenditure is available on request.

COSTS

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

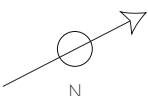
EPC:

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GROUND FLOOR

BASEMENT



GROSVENOR

BUILDING SPECIFICATIONS**KITCHENETTE**

A small kitchenette is provided at lower ground level.

HEATING AND COMFORT COOLING

The unit is fitted with a new gas fired boiler and strategically positioned radiators.

No comfort cooling is provided.

SIGNAGE

Designated locations are provided on the shop front for Tenant signage. Details of these locations are provided on the attached elevations.

OUTSIDE SEATING

The land immediately outside the front of the property is public highway. Any proposals for outdoor seating must seek the required consents from the Landlord and WCC.

INTERNAL FINISHES

The unit has been refurbished to a white box standard.

The landlord will provide a level finished floor with capped off services to enable the Tenant to carry out their fit out.

MECHANICAL SERVICES**HVAC STRATEGY**

A new gas boiler and strategically positioned radiators have been provided.

No comfort cooling will be provided; all additional space heating and comfort cooling is to be installed by the Tenant.

All new plant installed by the Tenant is to comply with noise / planning / building regulations.

ELECTRICAL POWER

A common TP&N, UKPN power supply dedicated for the building use enters the building within the basement. This is then split to provide independent 100A TP&N, three phase supply via a direct connect meter.

The location of the capped off electrical service is provided on the accompanying plans.

DRAINAGE

A stub stack is provided to the rear of the ground floor level to allow for drainage connections by the Tenant.

A WC is provided at basement level.

WATER

An independent metered 25mm water supply has been provided for use by the Tenant, capped at the rear of the ground floor level.

METERING

Sub-metering on all floors to suit Part L2B (Lighting/Power) via a split metered distribution board provided to the A1 unit.

LIGHTING

Strategically positioned LED spotlights and temporary linear LED battens. Lighting fit-out by Tenant.

FIRE ALARM SYSTEM

The restaurant unit will be provided with a temporary fire alarm system with a sounder and call point in basement and 1st floor linked back to the panels in the office.

The Tenant is to arrange with the Landlord to connect into the main building fire alarm system and install an alarm as part of the fit out. The building does not require a sprinkler system.

COMMUNICATION SERVICES

Incoming cable ducts into building providing the Tenant with the ability to bring in their own broadband facility / service. A BT line is provided to the unit from the building infrastructure. All other comms connections or wayleave are subject to the Landlord's approval.

OTHER FACILITIES**RECYCLING**

Tenants will ensure that sufficient recycling and refuse provisions are provided within the demise of the A1 unit.

MANAGEMENT AND OPERATIONS**HOURS OF OPERATION**

For retail use (Class A1) the permitted hours of operation are to be 10.00 – 18.00 Monday to Saturday and 12.00 – 18.00 on Sunday. Applications for use outside of these hours are to be made by the Tenant and will be considered by Westminster City Council on their merit.

SERVICING

Vehicles will load and unload between the hours of 07.30am to 11.00am, Monday to Friday, and 08.30 to 11.00 at weekends and bank holidays in line with Westminster City Councils permitted hours. The operator will employ a person responsible for receiving and monitoring deliveries to ensure minimum disruption.

Management will take all necessary steps to ensure that deliveries are kept to a minimum and are scheduled efficiently to minimize disruption and ensure the highway safety is maintained. The Tenant is encouraged to consolidate deliveries where possible in order to reduce the number of vehicle deliveries throughout the day.

Access for emergency vehicles will be maintained to the property at all times.

DISCLAIMER

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