

WELCOME
TO VICTORIA

18 BUCKINGHAM PALACE ROAD

A3 UNIT TO-LET

PRINCIPAL LEASING TERMS

The unit at 18 Buckingham Palace Road will be available on the following terms:

AREA (NIA):

→ Ground Floor	640 sq ft	59.5 sq m
→ Lower		
→ Ground Floor	652 sq ft	60.6 sq m
→ Total:	1,292 sq ft	120.1 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:

→ £48,300 pax

USER CLAUSE

The premises are to be trading as a high class retail unit within Class A3 of the Town & Country Planning (Use Classes) Order 1987 and in accordance with the existing planning consents.

BUSINESS RATES

Current rateable value: £ 43,750

Approximate rates payable: £ 21,000

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

SERVICE CHARGE

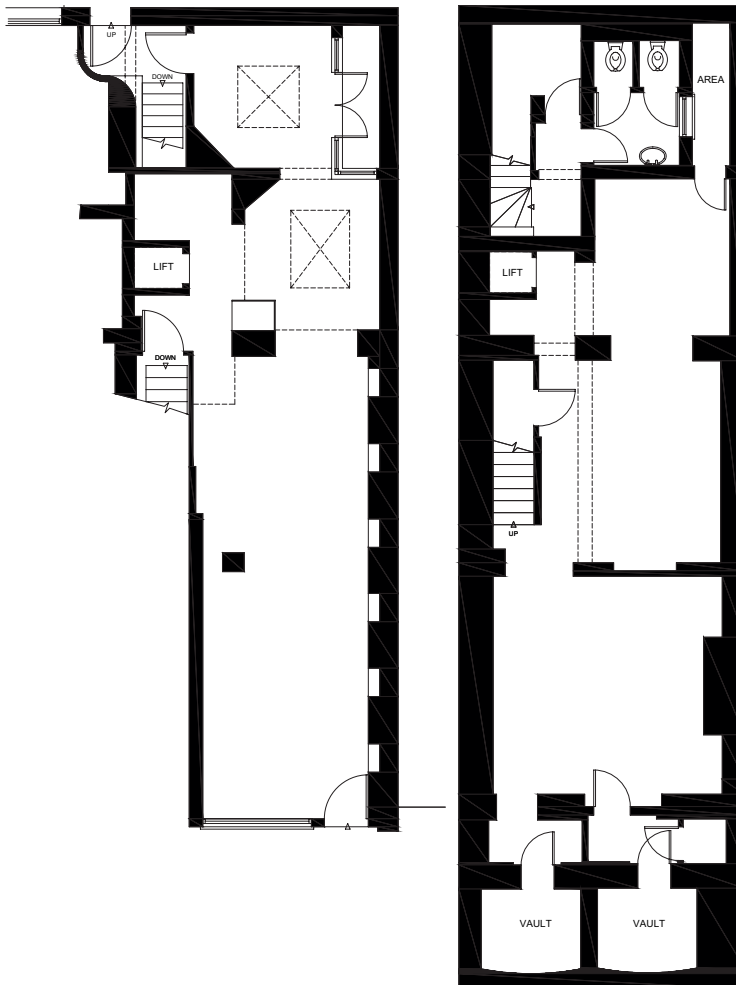
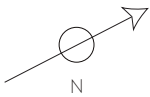
The Tenant will pay a service charge, a full breakdown of anticipated service charge expenditure is available on request.

COSTS

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

EPC:

Band C.



GROUND FLOOR

BASEMENT

DISCLAIMER

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GROSVENOR

BUILDING SPECIFICATIONS

PLANNING

The unit is currently being offered subject to planning.

Proposals must be submitted in accordance with any existing planning conditions on consent and in particular the permitted trading hours and capacity numbers, as detailed in the proposed planning statement. For the avoidance of doubt, proposals made subject to variation of these planning conditions will not be considered.

A Premises Licence is in place, which is held by the Landlord, permitting the sale of alcohol from 10.00 – 23.00 Monday to Saturday and 12.00 -22.30 on Sunday with restaurant conditions, i.e. as ancillary to a table meal. The permitted opening hours are 10.00-23.30 Monday to Saturday and 12.30-23.00 on Sunday. The licence can be transferred to the incoming operator, a variation or new application may be required.

LISTED BUILDING APPROVAL

As the premises are Grade II Listed, the incoming Tenant will be required to submit their fit-out plans to Westminster City Council for approval.

POSSESSION

Premises are available to let immediately.

SHOP FITTING

Shop fitting will be subject to the Landlord's approval of detailed fitting out proposals.

RESTAURANT SHELL AND CORE STATEMENT

The restaurant unit will be handed over in an enhanced shell and core specification. The Tenant will be required to fit out accordingly and the Tenant's fit out will be required to respond sensitively to the listed features and the heritage of the building.

The Tenant's fit-out should be encouraged to include for fixtures and fittings and fabric improvements that respect character of the building, whilst seeking to advance the environmental qualifications.

FAÇADE

The external façade has been newly renovated as part of the Landlord's works.

SIGNAGE

Signage will be permitted, subject to listed building consent and other such approvals.

1. Signage will be permitted only on zones outlined in the design guidelines on each window.
2. Window signage should be etched; no illuminated signs or vinyls will be approved.
3. The projecting sign above the shopfront is defined by the design guidelines and is to be no more than 650 x 650 mm.

EXTERNAL 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.

MECHANICAL SERVICES

ELECTRICAL SERVICES

The restaurant unit will be provided with its own independently metered electrical supply of 200A CT.

The Landlord will provide the isolator within the restaurant demise

and the Tenant will be responsible for liaising with the supplier and direct management of all the bills with the supplier.

GENERAL VENTILATION

It is suggested that extraction is by way of a recirculation system to eliminate the need for external ductwork. Please refer to the Reco-Air brochure available on request.

The Tenant will be responsible for the installation and maintenance of the Reco-Air unit.

FIRE SAFETY SYSTEMS

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.

HEATING AND COOLING SYSTEM

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

Heating and cooling within the restaurant unit will form part of the Tenant's fit-out works.

Any other Tenant plant is to be installed within the restaurant unit demise subject to Landlord's approval and listed building consent.

INTERNAL SPECIFICATION

INTERNAL

All restaurant unit demise perimeter walls form part of the fire compartmentation and are 30 minute resisting. The ceiling is 60 minute resisting.

It is the Tenant's responsibility to provide lobbied access from the escape corridor at lower ground floor level where required to comply with current building regulations.

All walls and ceilings are generally painted. The ground floor is fitted with floorboards and the basement is provided with exposed concrete with tampered finished to receive screed/finishes by Tenant.

CEILING

The ceiling has been fitted with 2 x 15mm plasterboard void.

DRAINAGE

The restaurant unit will be provided with its own independent drainage connections via a series of evenly distributed manholes located in the lower ground floor slab level into the main building foul drainage system.

GAS SERVICES

The restaurant unit will be provided with its own independently capped off supply of 65 KWH (UC 6) within the basement demise.

WATER SUPPLY SERVICES

The Landlord will provide an isolated 25mm metered water supply at lower ground level.

BT & COMMS SERVICES

The Tenant is responsible for connecting into the basement BT intake room. All other comms connections or wayleave are subject to the Landlord's approval.

AGENT DETAILS



Charlotte Roberts
T. 020 3551 5605
M. 07738 448338
charlotte@brucegillinghampollard.com

Lucy Cope
T. 020 3598 9180
M. 07595 267866
lucy@brucegillinghampollard.com

George Collison
T. 020 7487 1607
M. 07784 213879
george.collison@colliers.com