

WELCOME
TO VICTORIA

8 BUCKINGHAM PALACE ROAD

A1 UNIT TO-LET

PRINCIPAL LEASING TERMS

The unit at 8 Buckingham Palace Road will be available on the following terms:

AREA (NIA):

→ Ground Floor	648 sq ft	60.2 sq m
→ Lower		
→ Ground Floor	674 sq ft	62.6 sq m
→ Total:	1,322 sq ft	122.4 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:

→ £50,000 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: £ 44,750

Approximate rates payable: £ 21,480

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

SERVICE CHARGE

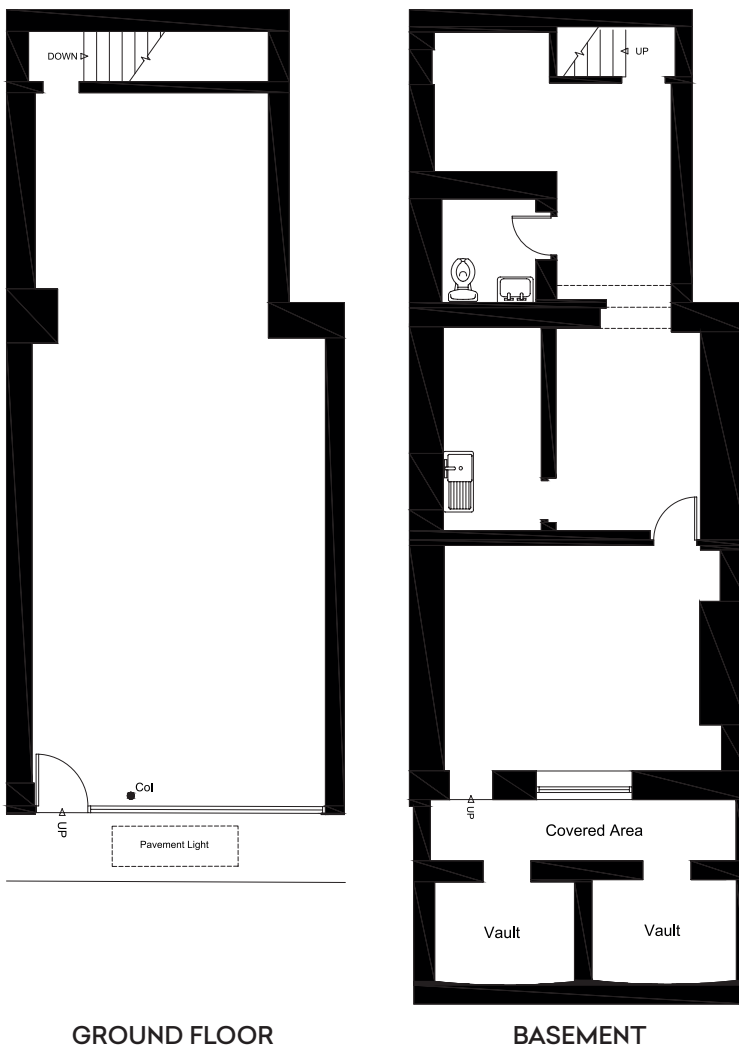
The Tenant will pay a service charge, a full breakdown of anticipated service charge expenditure is available on request.

COSTS

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

EPC:

Band C.



GROSVENOR

BUILDING SPECIFICATIONS

KITCHENETTE

A small kitchenette is provided at lower ground level.

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.

Full M&E plan details are available on request from the agents.

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 the Tenant.

FIRE ALARM SYSTEM

The 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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AGENT DETAILS



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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

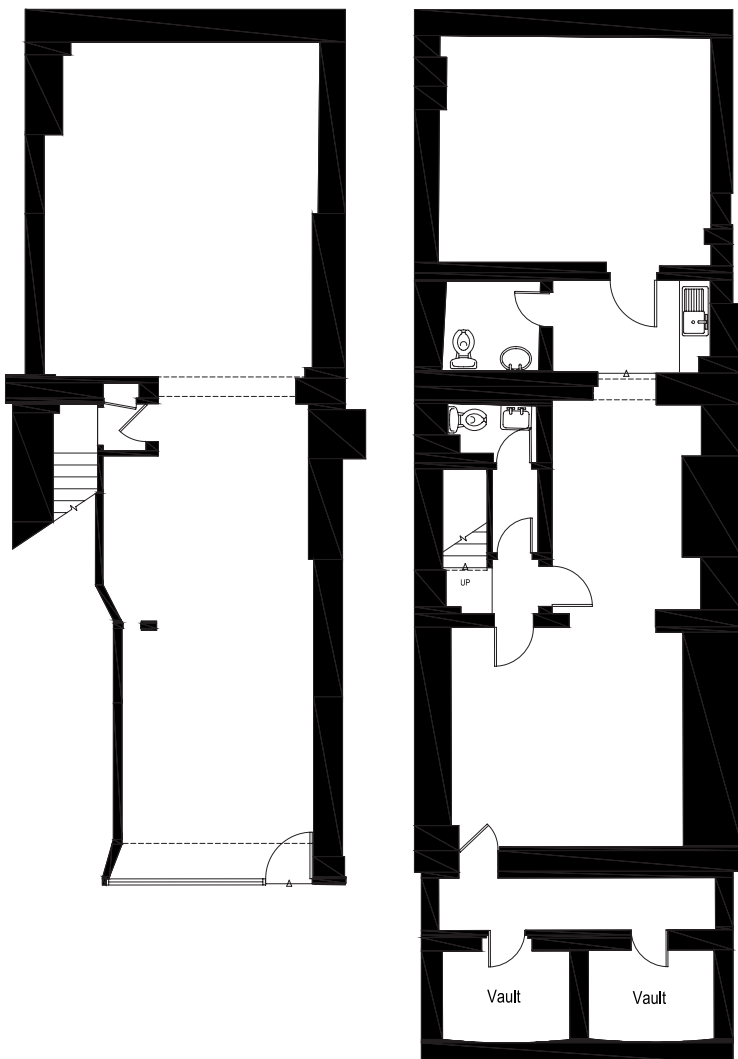
The Tenant will pay a service charge, a full breakdown of anticipated service charge expenditure is available on request.

COSTS

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

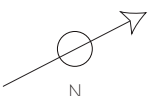
EPC:

Band C.



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.

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WELCOME
TO VICTORIA

12 BUCKINGHAM PALACE ROAD

A1 UNIT TO-LET

PRINCIPAL LEASING TERMS

The unit at 12 Buckingham Palace Road will be available on the following terms:

AREA (NIA):

→ Ground Floor	863 sq ft	80.2 sq m
→ Lower		
→ Ground Floor	877 sq ft	81.5 sq m
→ Total:	1,740 sq ft	161.7 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:

→ £65,000 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: £ 51,500

Approximate rates payable: £ 25,390

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

SERVICE CHARGE

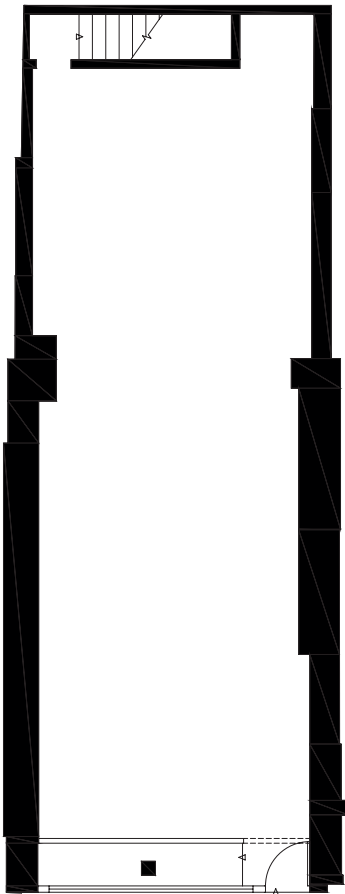
The Tenant will pay a service charge, a full breakdown of anticipated service charge expenditure is available on request.

COSTS

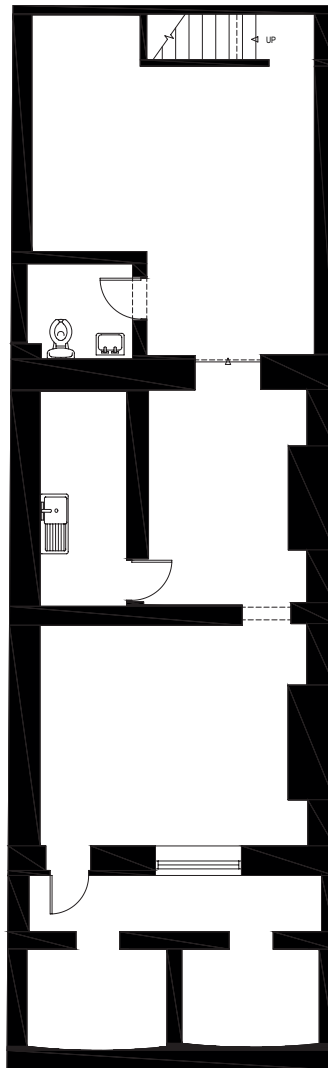
Each party to bear their own legal and professional costs incurred.

EPC:

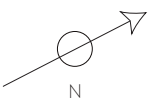
Band C.



GROUND FLOOR



BASEMENT



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

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WELCOME
TO VICTORIA

14 BUCKINGHAM PALACE ROAD

A3 UNIT TO-LET

PRINCIPAL LEASING TERMS

The restaurant at 14 Buckingham Palace Road will be available on the following terms:

AREA (NIA):

→ Ground Floor	753 sq ft	70.0 sq m
→ Lower		
→ Ground Floor	720 sq ft	66.9 sq m
→ Total:	1,473 sq ft	136.9 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:

→ £55,650 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

To be assessed following works.

SERVICE CHARGE

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

COSTS

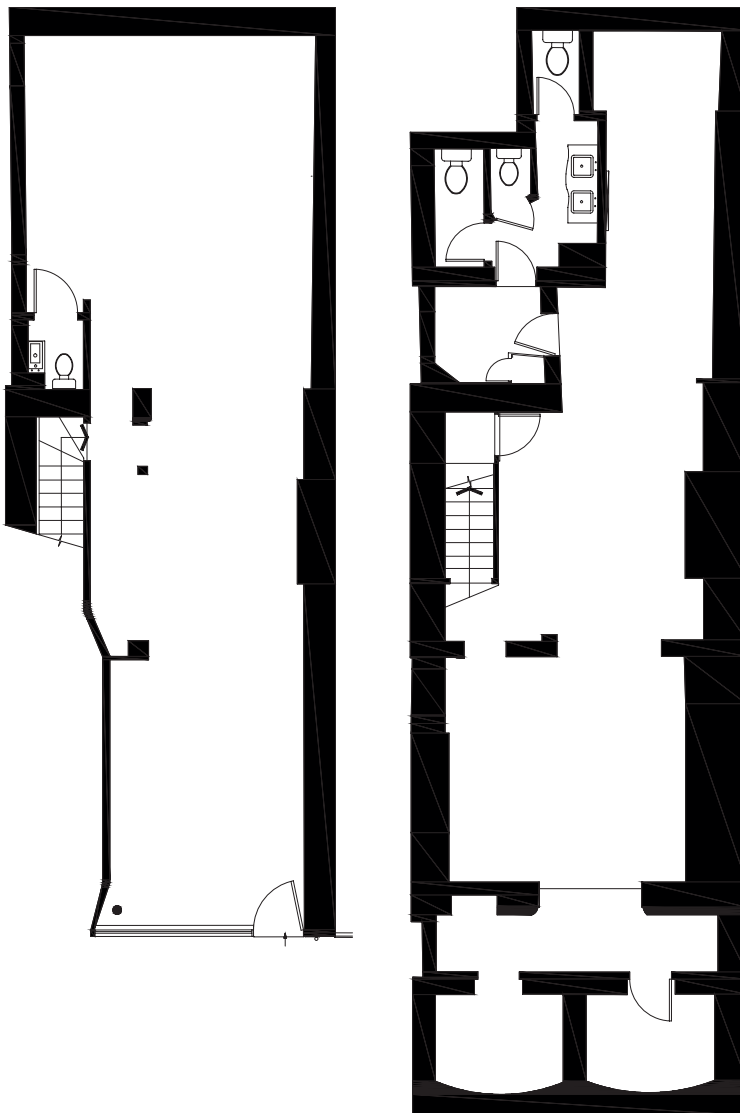
Each party to bear their own legal and professional costs incurred.

EPC:

Available on request.

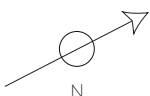
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GROUND FLOOR

BASEMENT



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 100A, three phase supply via a direct connect meter.

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 four drainage system.

GAS SERVICES

The restaurant unit will be provided with its own independently capped off supply of 170kW (UC 16) 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



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WELCOME
TO VICTORIA

16 BUCKINGHAM PALACE ROAD

A3 UNIT TO-LET

PRINCIPAL LEASING TERMS

The restaurant at 16 Buckingham Palace Road will be available on the following terms:

AREA (NIA):

→ Ground Floor	648 sq ft	60.2 sq m
→ Lower		
→ Ground Floor	692 sq ft	64.3 sq m
→ Total:	1,340 sq ft	124.5 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:

→ £49,700 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

To be assessed following works.

SERVICE CHARGE

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

COSTS

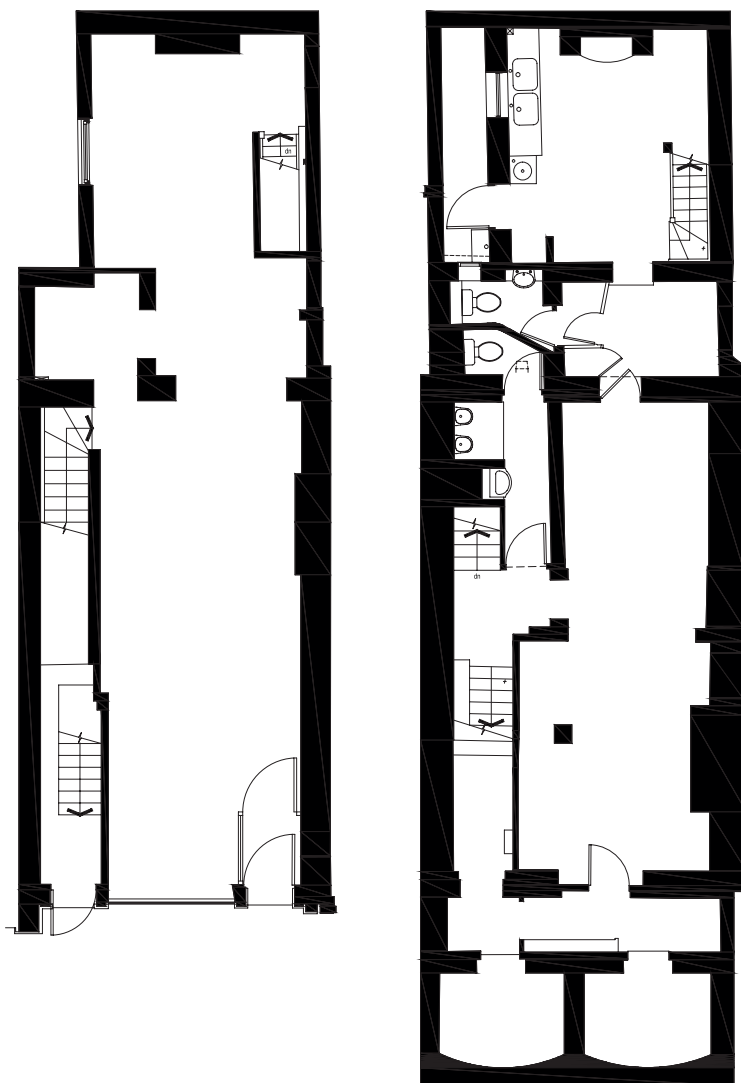
Each party to bear their own legal and professional costs incurred.

EPC:

Available on request.

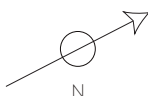
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GROUND FLOOR

BASEMENT



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.

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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.

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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 100A, three phase supply via a direct connect meter.

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 food 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



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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

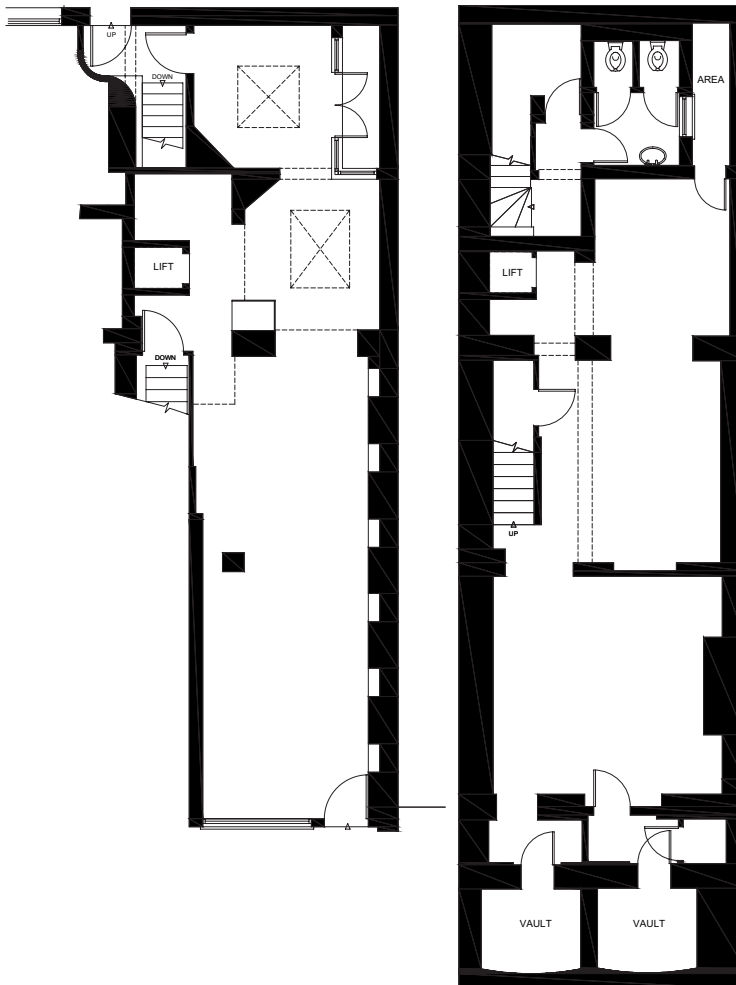
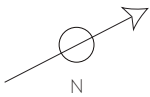
The Tenant will pay a service charge, a full breakdown of anticipated service charge expenditure is available on request.

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.

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FIRE SAFETY SYSTEMS

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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

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WATER SUPPLY SERVICES

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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.

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WELCOME
TO VICTORIA

20 BUCKINGHAM PALACE ROAD

A1 UNIT TO-LET

PRINCIPAL LEASING TERMS

The unit at 20 Buckingham Palace Road will be available on the following terms:

AREA (NIA):

→ Ground Floor	541 sq ft	50.3 sq m
→ Lower		
→ Ground Floor	781 sq ft	60.6 sq m
→ Total:	1,322 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:

→ £46,500 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

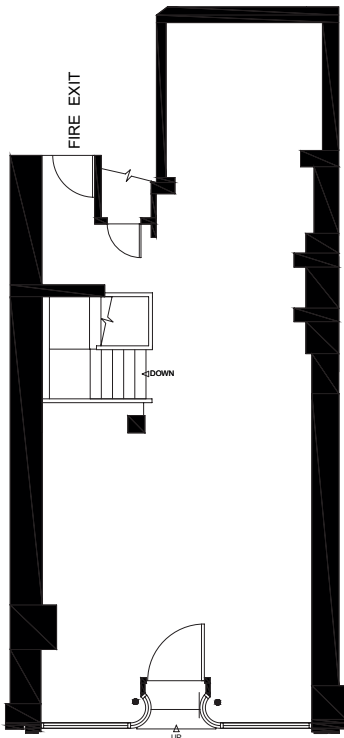
The Tenant will pay a service charge, a full breakdown of anticipated service charge expenditure is available on request.

COSTS

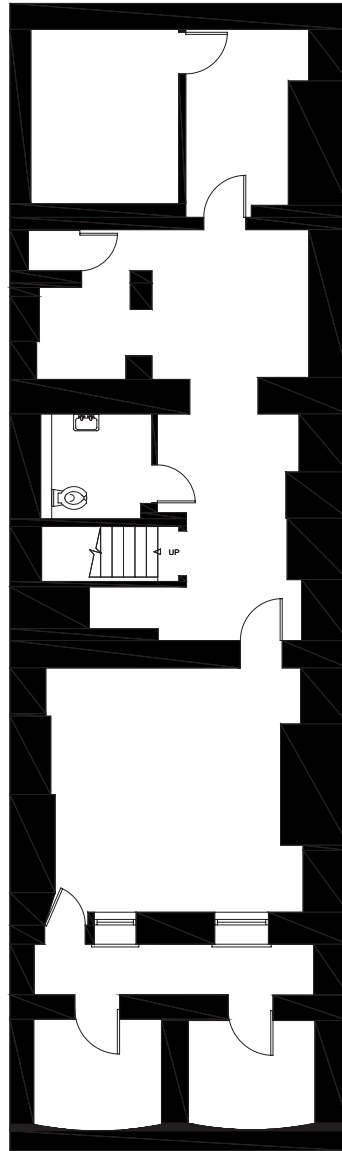
Each party to bear their own legal and professional costs incurred.

EPC:

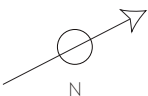
Band C.



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.

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sasha.riddle@colliers.com

WELCOME
TO VICTORIA

22 -24 BUCKINGHAM PALACE ROAD

A3 UNIT TO-LET

PRINCIPAL LEASING TERMS

The restaurant at 22-24 Buckingham Palace Road will be available on the following terms:

AREA (NIA):

→ Ground Floor	1,467 sq ft	136.3 sq m
→ Lower		
→ Ground Floor	1,489 sq ft	138.3 sq m
→ Total:	2,956 sq ft	274.6 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:

→ £110,500 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: £ 85,500

Approximate rates payable: £ 44,289

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

SERVICE CHARGE

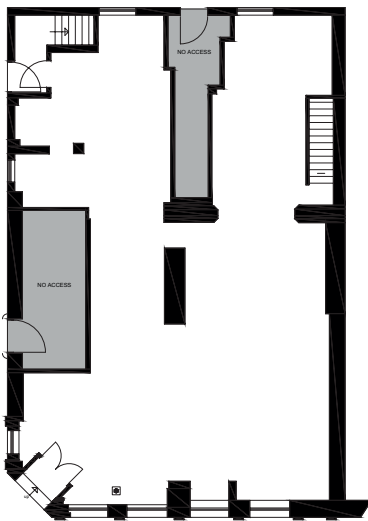
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COSTS

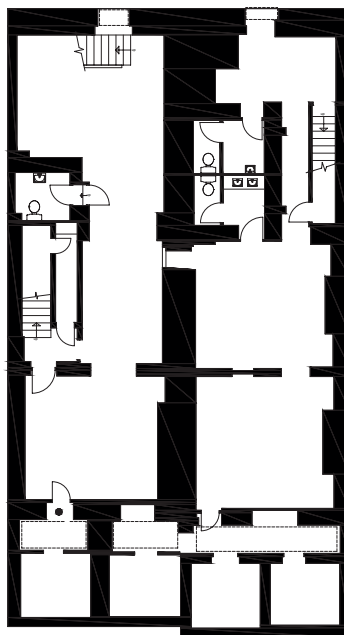
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EPC:

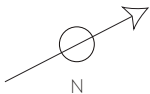
Available on request.



GROUND FLOOR



BASEMENT



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GROSVENOR

BUILDING SPECIFICATIONS**PLANNING**

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MECHANICAL SERVICES**ELECTRICAL SERVICES**

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HEATING AND COOLING SYSTEM

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INTERNAL SPECIFICATION**INTERNAL**

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

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