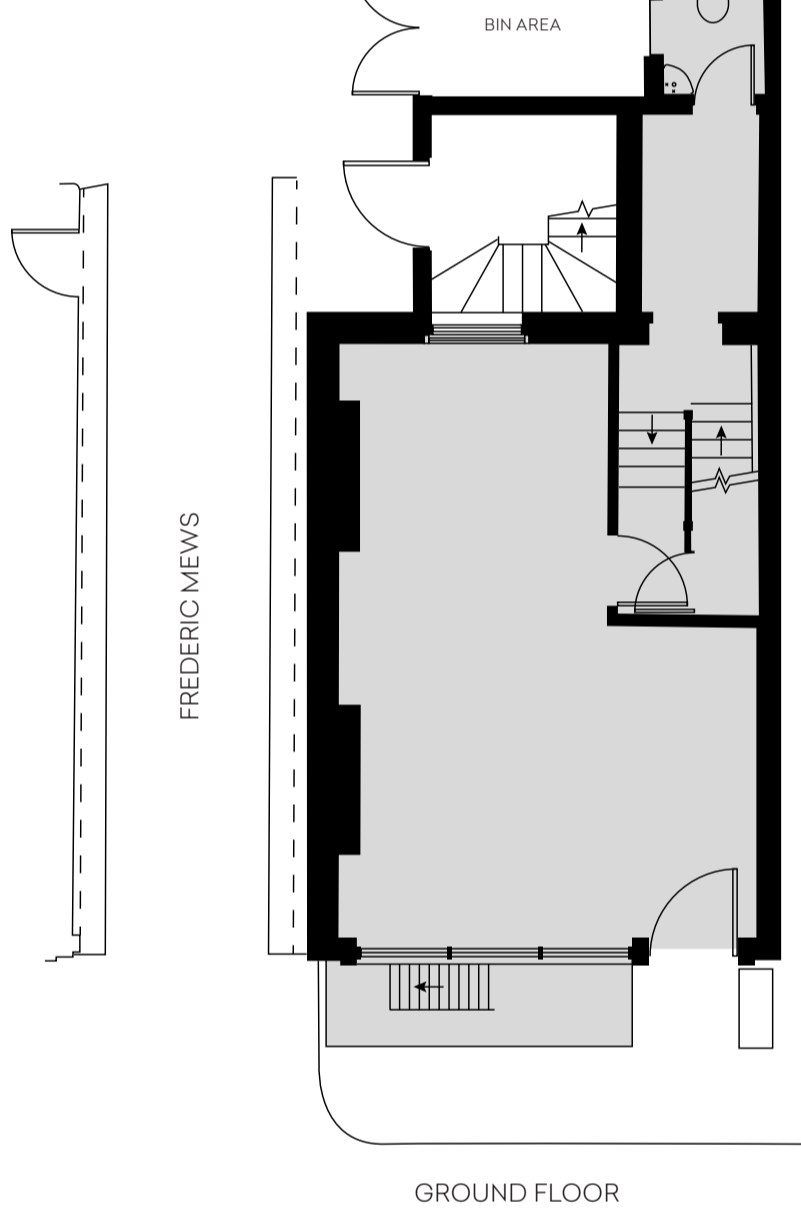




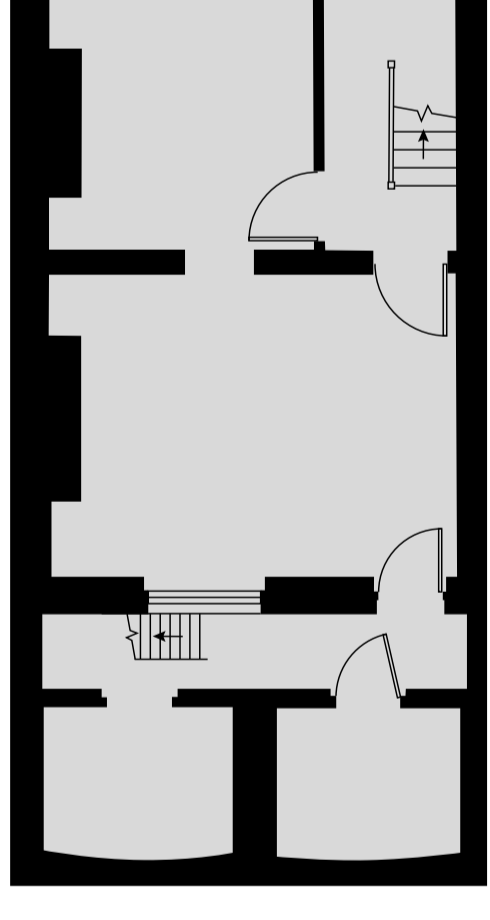
63 KINNERTON STREET



The unit is located in Kinnerton Street, in heart of Belgravia, a three minute walk from Motcomb Street to the south and close to the world famous Berkeley Hotel and Hyde Park to the north. This area has an unmistakable character and its distinctive streets and mews are among London's most desirable addresses.



GROUND FLOOR



BASEMENT

AREA (NIA):

→ Ground	307 sq ft	28.5 sq m
→ Basement	278 sq ft	26 sq m
→ Total	585 sq ft	54.5 sq m



PROPERTY DETAILS:

LEASE TERMS
A new full repairing and insuring lease for 5 years is available. The asking rent is £27,500 per annum exclusive of rates and service charge. The lease will be granted outside the security and compensation of the Landlord & Tenant Act 1954.

The external areas will be maintained by the Landlord but the tenant remains responsible for the shop front.

PLANNING AND LICENCING:
The unit benefits from A1 use.

SERVICE CHARGE
A Service Charge of approximately £1670 will be payable.

INSURANCE
An Insurance contribution of approximately £1200 will be payable.

BUSINESS RATES
The rateable value is currently being assessed.

Interested parties are advised to make any enquiries with the local authority.

MEWS CHARGE
A Mews Charge of approximately £915 will be payable.

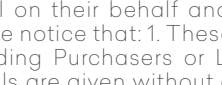
COSTS
Each party to bear their own legal and professional costs incurred

EPC
An EPC will be obtained on the completion of works.

Strictly by appointment through the Landlord's sole agents:



Sasha Riddle
T. 020 7487 1607 | M. 07900 160815
sasha.riddle@colliers.com



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