

CONFIDENTIAL - STAFF UNAWARE
FULLY FITTED RESTAURANT LEASE FOR SALE
36 Buckingham Palace Road, London, SW1W 0RE





LOCATION

The property is located on Buckingham Palace Road in Victoria opposite The Nova Development and less than a 2-minute walk to Victoria Station. The property forms part of a neighbourhood terrace along Buckingham Palace Road and sits between Pizza Pilgrims and Amorino Gelato. Other nearby operators include Gails, Humingbird Bakery, Shake Shack, Casa Do Frango and Fllight Club.

[Link to Google Street View](#)

DESCRIPTION

The subject property is well-appointed and spans the ground and basement floors. The ground floor features a quick-service restaurant layout with seating for 24 covers at the front, along with a serving counter and a high-spec kitchen equipped with full extraction, three phase electrics and gas (U25). Outside, there are an additional 12 seats. The basement which boasts good ceiling height includes seating for 26, customer restrooms, a prep kitchen, staff changing rooms, and storage areas.

ACCOMMODATION

The property comprises the following approximate floor areas:

Ground floor - 645 sq ft/ 60 sq m

Basement - 900 sq ft / 84 sq m

LEASE

Available by way of an assignment of the existing 15 year lease from March 2021 at a passing rent of £55,000 pax. The lease is subject to 5 yearly reviews with the next review in 2026. The lease is contracted outside the security of tenure and compensation provisions of the L&T Act 54.

PREMIUM

Premium on application

LICENSE

We are advised that the premises license permits the sale by retail of alcohol both ON & OFF the premises from 10am to 2300 Monday - Saturday and from 12 noon to 2230 on Sundays. A copy of the license is available on request.

BUSINESS RATES

Rateable Value - £43,250

UBR - 0.499

Rates Payable - £21,581 (excluding any relief - see below)

The Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 75% relief, up to a cash cap limit of £110,000 per business. Interested parties are advised to make their own enquiries to verify the business rates

FURTHER DETAILS

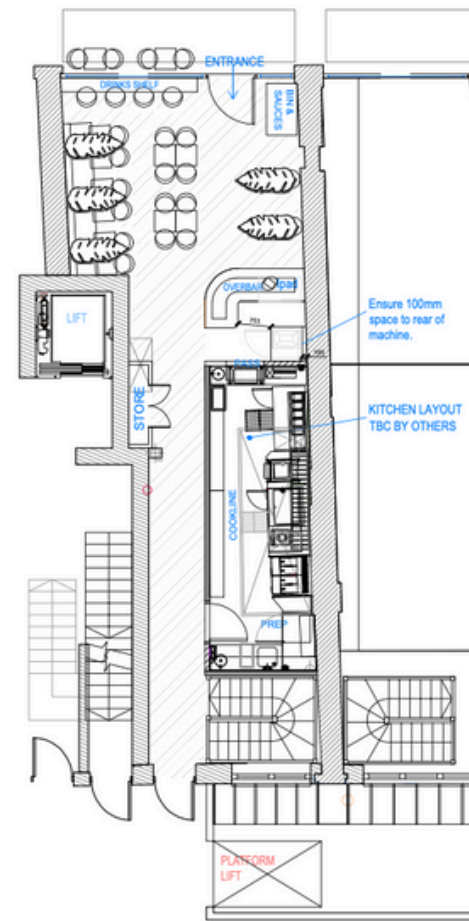
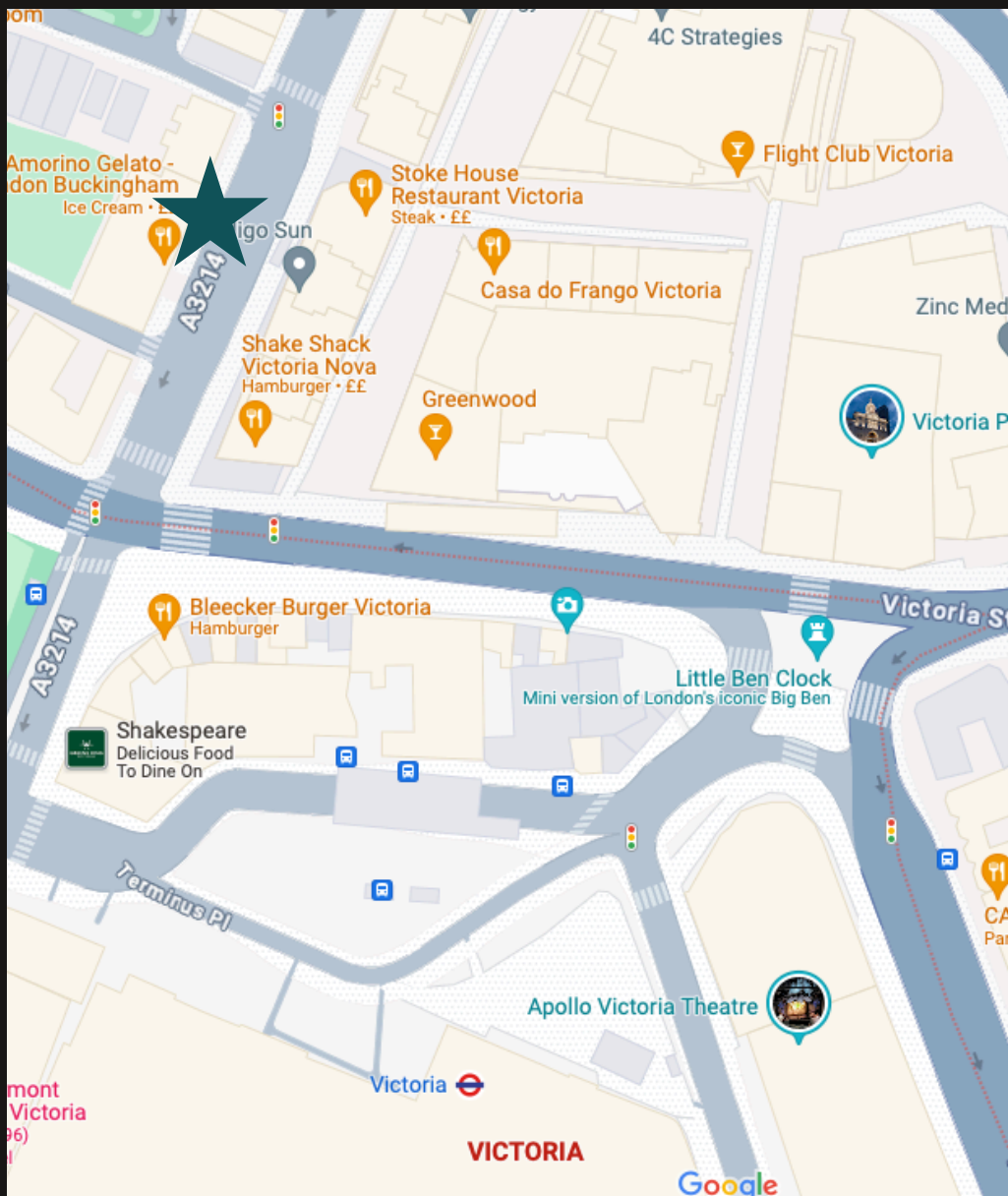
Marc Rogers

07816 764653

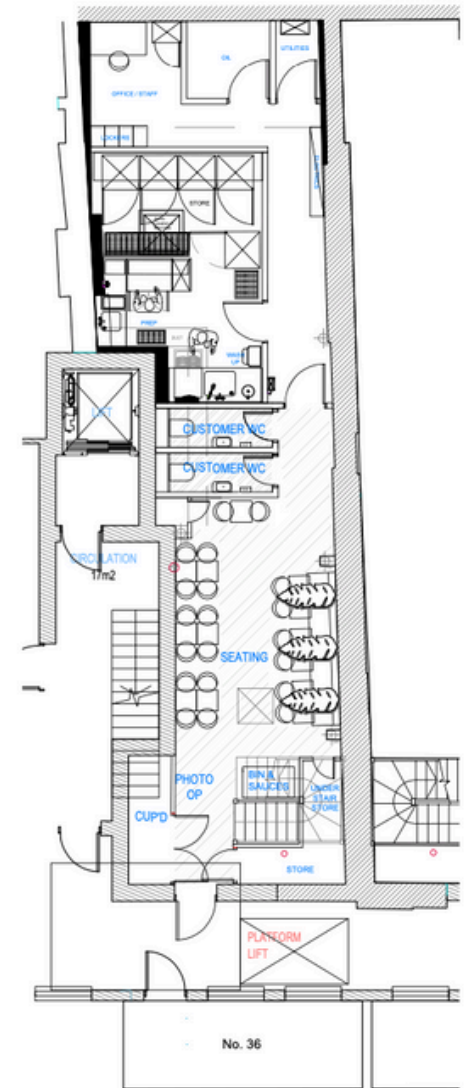
marc@mkrproperty.co.uk

<http://www.mkrproperty.co.uk>





PROPOSED GROUND FLOOR PLAN
Scale 1:50 @ A1



PROPOSED BASEMENT FLOOR PLAN
Scale 1:50 @ A1

MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991 These sales particulars and enclosures are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments he/she may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment