

LEASE AVAILABLE

8 LOWER GROSVENOR PLACE, LONDON SW1W 0EN

1,618 sq. ft (150.3 sq. m) approx.



RESTAURANT PREMISES FOR SALE

RENT: £32,550 pa

PREMIUM: ON APPLICATION

PLEASE CALL US ON: 020 8703 8075

 **GrayPoint**
COMMERCIAL PROPERTY ADVISORS

 **RICS**
Regulated by RICS

DESCRIPTION

The property is arranged over the ground floor and basement, total net internal area 1,618 sq. ft. The first floor comprises open plan seating with a large fully fitted open style kitchen and WC facilities. There is space for outdoor seating along the street opposite Buckingham Palace. Downstairs there is additional seating space, a large industrial kitchen, ample storage rooms to the rear, a small courtyard garden and further WC facilities.

A premium for the restaurant as a going concern which includes fixtures, fittings, alcohol licence, and a well-established business in a prime central London location.

LOCATION

A quiet oasis just behind Buckingham Palace and moments away from Hyde Park and London Victoria train station. Tucked away from the main roads giving the restaurant a unique and charming ambience but attracting the high central London footfall from locals and tourists alike.

ACCOMMODATION

Total NIA: 1,618 sq. ft (150.3 sq. m) approx.

Ground Floor: 793 sq. ft (73.7 sq. m) approx.

Basement: 825 sq. ft (76.6 sq. m) approx.

ENERGY PERFORMANCE (EPC)

On Application

TENURE

Available as an Assignment of an existing lease.

Next rent review: 10th April 2024

Expires 9th April 2039

RENT

£32,550 per annum (plus VAT)

*We believe that the building is VAT elected. Interested parties should make their own enquiries.

LEASE BUSINESS PREMIUM

On Application

BUSINESS RATES

The Rateable Value is: £39,250

*All applicants are advised to make their own enquiries with the local council

LEGAL COSTS

Each party to cover their own legal costs.

Subject to contract



VIEWING AND FURTHER INFORMATION

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