

UPMARKET RESTAURANT PREMISES TO LET

CLOSE TO SLOANE SQUARE

18-22 HOLBEIN PLACE LONDON SW1



LOCATION

The property is located on Holbein Place next to its junction with Pimlico Road, close to Sloane Square. The area borders Kensington & Chelsea, Belgravia and Pimlico and is renowned for its wealthy residential population.

ACCOMMODATION

The premises benefit from having an impressive treble frontage and comprise of the following approximate areas:

Ground Floor	865 sq/ft
Basement	960 sq/ft
TOTAL	1,825 sq/ft

LEASE

The premises are to be made available by way of a new lease, contracted within the Landlord & Tenant Act.

RENT

£85,000 per annum exclusive.

USE

The property has an A3 planning use.

RATES

Rateable Value 2018/2019	£60,000
Rates Payable 2018/2019	£29,400

Interested parties to make their own enquiries with the local authority.

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

EPC

Available on request.

VIEWING

Viewings to be arranged strictly through sole agents, Blanchflower Lloyd Baxter.

Oliver Fowler: ofowler@blb.uk.com

Tel: 0207 491 8249

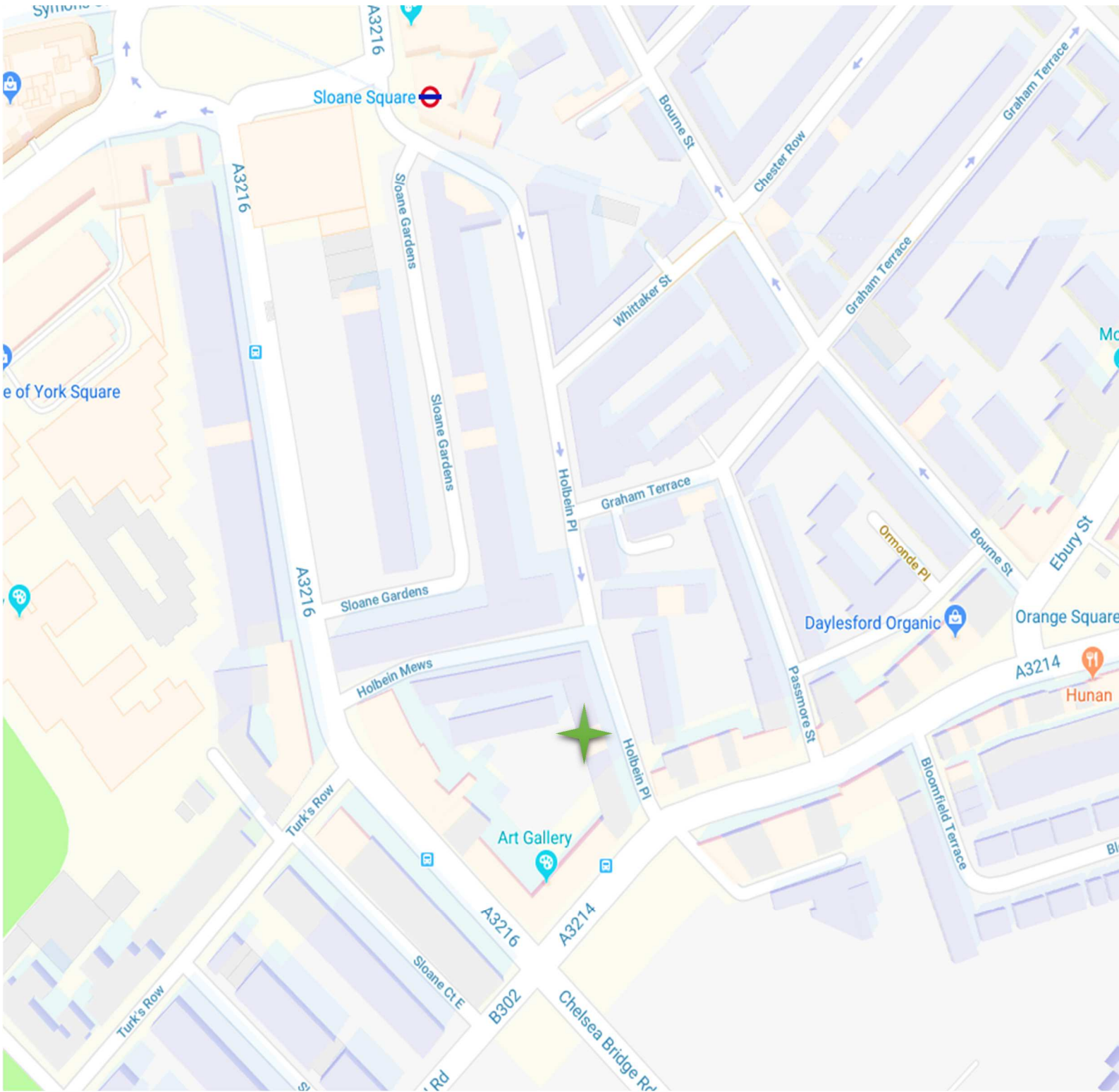
Mbl: 07900 217 624

Colin Baxter: colin@blb.uk.com

Tel: 07775 871 897

These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

2nd Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880



These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

2nd Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880