



Picton Jones & Co

0121 643 3232

TO LET
LOCK-UP SHOP PREMISES
16 BUTE STREET
LONDON, SW7 3EX



- **PROMINENT AND BUSY TRADING LOCATION**
- **FULLY FITTED OUT – READY TO TRADE**
- **COMPETITIVE TERMS**

SITUATION/LOCATION

The Property is located in the luxurious area of South Kensington in the Royal Borough of Kensington and Chelsea. Bute Street effectively runs between Harrington Road to the North and Old Brompton Road to the South.

Bute Street enjoys high Pedestrian Traffic Flows due to the numerous Colleges, Universities and Schools within the immediate area.

South Kensington Tube Station is a short walk from the Property with adjoining and nearby Retailers Include Retail Shops, Restaurants, Café Bars, etc – See Plan Over.

DESCRIPTION/ACCOMMODATION

The Premises comprise a Ground Floor Lock-Up Shop forming part of a Multi-Storey Terrace Block.

Fully Fitted Out, the shop has a Modern Shop Front, Lined / Plastered Walls, Ceiling, Lighting Throughout, etc – Ready to Trade.

Gross Frontage	19' 6"
Internal Width	15' 3" (Max)
Ground Floor Sales	c 530 sq ft
WC Accommodation	

TENURE / RENTAL

The Premises are Available by way of an Existing Lease for a Term of 10 Years from the 1st June 2018 on effective FRI Terms, subject to a Rent Review and Tenant only Option to Break at Expiration of Year 5 (June 2023) at a Current Rent Payable of £50,000 p.a.x.

Premium Offers are Invited for the Benefit of the Unexpired Leasehold Interest and In-Situ Fixtures and Fittings

RATEABLE ASSESSMENT

We are verbally advised that the Retail premises have a Rateable Value of £34,000 and rates payable for 2023/2024 of £16,966.00.

The latest Government retail relief scheme gives qualifying retail, hospitality and leisure businesses a discount of **75%** on the rates payable from **1st April 2023** until **31st March 2024** (up to a total saving of £110,000 per business). This information is for guidance only and prospective tenants are advised to make their own enquiries of the Local Authority for further information.

LEGAL COSTS

Each Party is to be responsible for all Legal Costs associated with the transaction.

VIEWING

STRICTLY BY APPOINTMENT Viewing is Strictly through Appointment with the Sole Retained Agents Messrs Picton Jones & Co on 0121 643 3232 (Ref. GWC/04/2022)

SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these Details. Measurements are approximate and for guidance only. The Particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the Property.



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