

A1 CAFÉ TO LET  
SUBJECT TO VACANT POSSESSION

## LONDON, SW1 – 9 PONT STREET

**nashbond**  
ALL ABOUT LONDON



### Location

The shop is located on a prominent position on a street which is occupied by a niche specialist tenant mix. The unit is a short distance from the junction with Sloane Street and Knightsbridge, an area renowned for their premium retailers. Retailers along the street include Agent Provocateur, Anya Hindmarch and Pretty Ballerina.

### Accommodation

The premises comprise the following approximate net internal floor areas:-

#### Ground Floor

294 ft<sup>2</sup>      27.3 m<sup>2</sup>

#### Basement

250 ft<sup>2</sup>      23.2 m<sup>2</sup>

External seating granted.

### Rent

£47,500 per annum exclusive of rates, service charge and VAT.

### Lease

A new effectively full repairing and insuring lease for a term of 10 years, on standard Cadogan terms, subject to upward only annual rent increases linked to the Retail Property Index. The lease will be contracted outside of the security provisions of the Landlord and Tenant Act 1954.

### Rates payable

**Rateable value (2017/2018)**  
£33,500

**Rate payable (2017/2018)**  
£13,051 per annum

Further details are available from [www.voa.gov.uk](http://www.voa.gov.uk)

### EPC

Available upon request.

### Legal costs

Each party to bear its own costs.

#### Nearby retailers

  
ANYA HINDMARCH  
LONDON

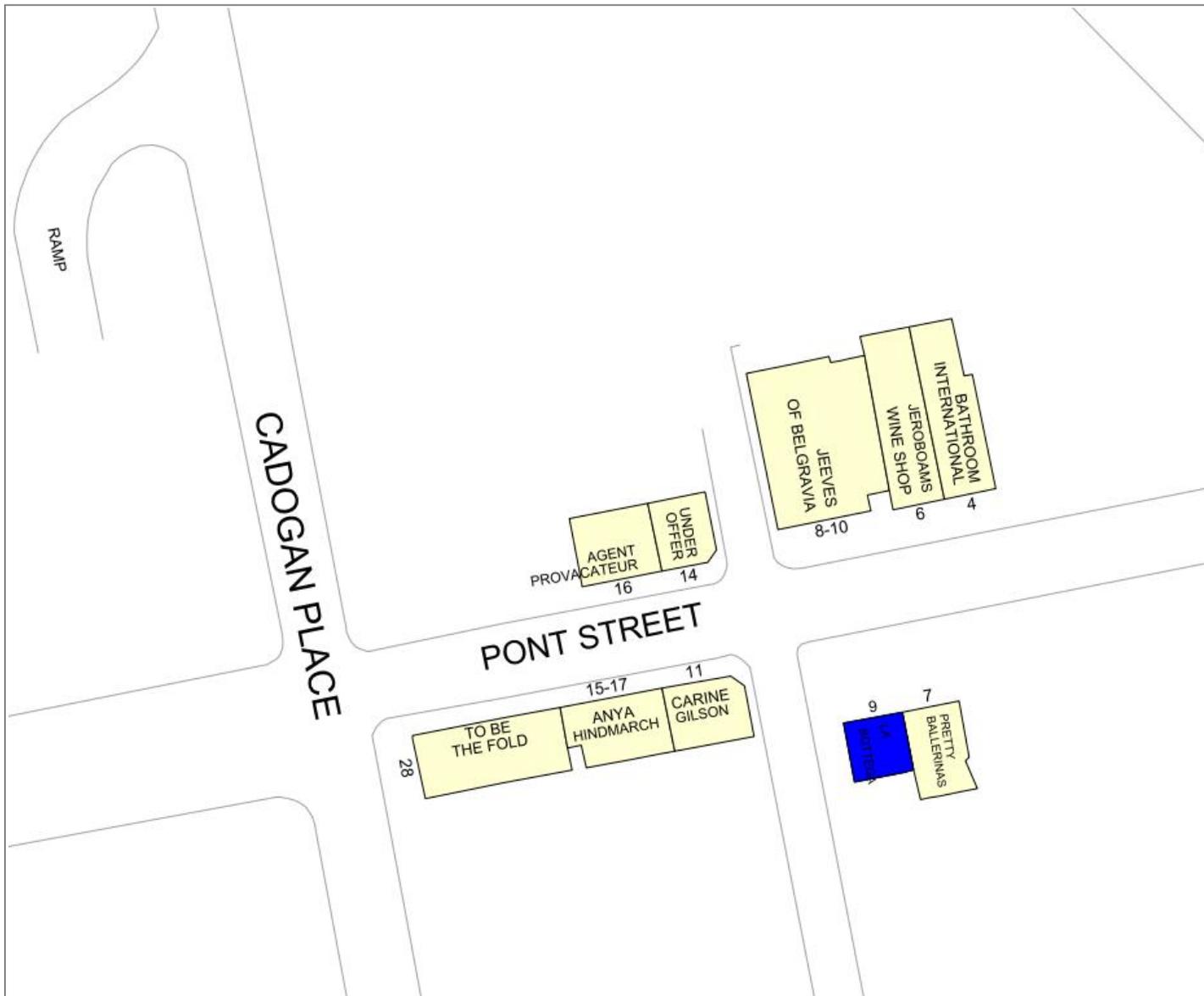
*Agent  
Provocateur*

**FOLD**

  
PrettyBallerinas

  
LIZABRUCE

**CARINE  
GILSON**  
LINGERIE COUTURE



Experian Goad Plan

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Ordnance Survey 100017316

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