

INDEPENDENT COFFEE OPPORTUNITY

LONDON, SW3 – 55 DUKE OF YORK SQUARE

nashbond
ALL ABOUT LONDON



Location

The unit is located in an excellent position within Duke of York Square, in close proximity to King's Road and Sloane Square. The unit benefits from premium fashion and cosmetic adjacencies, the renowned Saatchi Gallery and various vibrant restaurants.

Accommodation

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

Ground Floor

752 ft² 69.8 m²

External seating possible, to be granted on a separate license.

Rent

£65,000 per annum or 10% of net annual turnover, whichever is the higher, exclusive of rates, service charge and VAT.

Lease

A new effectively full repairing and insuring lease for a term of 10 years, subject to upward only annual rent increases linked to the Retail Property Index.

The lease will be contracted outside of the security of tenure of the Landlord and Tenant Act 1954.

Rates payable

Rateable value (2017/2018)
£66,000

Rate payable (2017/2018)
£29,182 per annum

Further details are available from www.voa.gov.uk

EPC

Available upon request.

Legal costs

Each party to bear its own costs.

Nearby operators

ZARA

MONICA VINADER

M

JOSEPH

Massimo Dutti





Experian Goad Plan
 Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017.
 Ordnance Survey 100017316

Contact

Louisa Dalgleish
ldalgleish@nashbond.co.uk
 +44 (0)207 290 4565

Georgie Lerego
glerego@nashbond.co.uk
 +44 (0)207 290 4588

Cameron Scott
cscott@nashbond.co.uk
 +44 (0)207 290 4562

Or our joint agents
 CBRE
 +44 (0)207 182 2022

Nash Bond
 7 Portman Mews South
 London
 W1H 6AY



Whilst every care is taken in the preparation of these particulars Nash Bond Ltd and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property. Nash Bond is the trading name of Nash Bond Ltd Registered Office Palladium House, 1/4 Argyll Street, London W1F 7LD Registered in England No. 7108824 Regulated by RICS.

