



ROBINSON
WEBSTER



LONDON SW1 – 38 BUCKINGHAM GATE

CLASS E OPPORTUNITY - SUBJECT TO VACANT POSSESSION

Location

The subject property is located on Buckingham Gate in Westminster, surrounded by a number of international embassies, luxury apartment buildings, hotels, offices and a significant tourist population given its close proximity to Buckingham Palace, Green Park, Birdcage Walk and The Mall. St James's Park Underground Station and Victoria Station are within a short walking distance.

Nearby occupiers include **Royal Quarter Natural Food Hall**, **Savills Estate Agents**, **Pret A Manger**, **Bistro 51** and **Quilon Restaurant**.

Demise

The unit is arranged over ground floor only with a fully glazed frontage and comprises the following approximate net internal floor areas:

Ground Floor: **797 sq ft** **74 sq m**

Tenure

Subject to vacant possession, the property is available by way of a new effective FRI lease for a term of years to be agreed.

Rent

£45,000 per annum exclusive

Rates

Rateable Value: £32,000
Rates Payable (20/21): £15,968 p.a.

Please note that this property may be subject to a business rates holiday for 2020/21. Interested parties are advised to make their own enquiries to the Westminster City Council on 020 7641 6000.

EPC

Further information available upon request.

Further Information

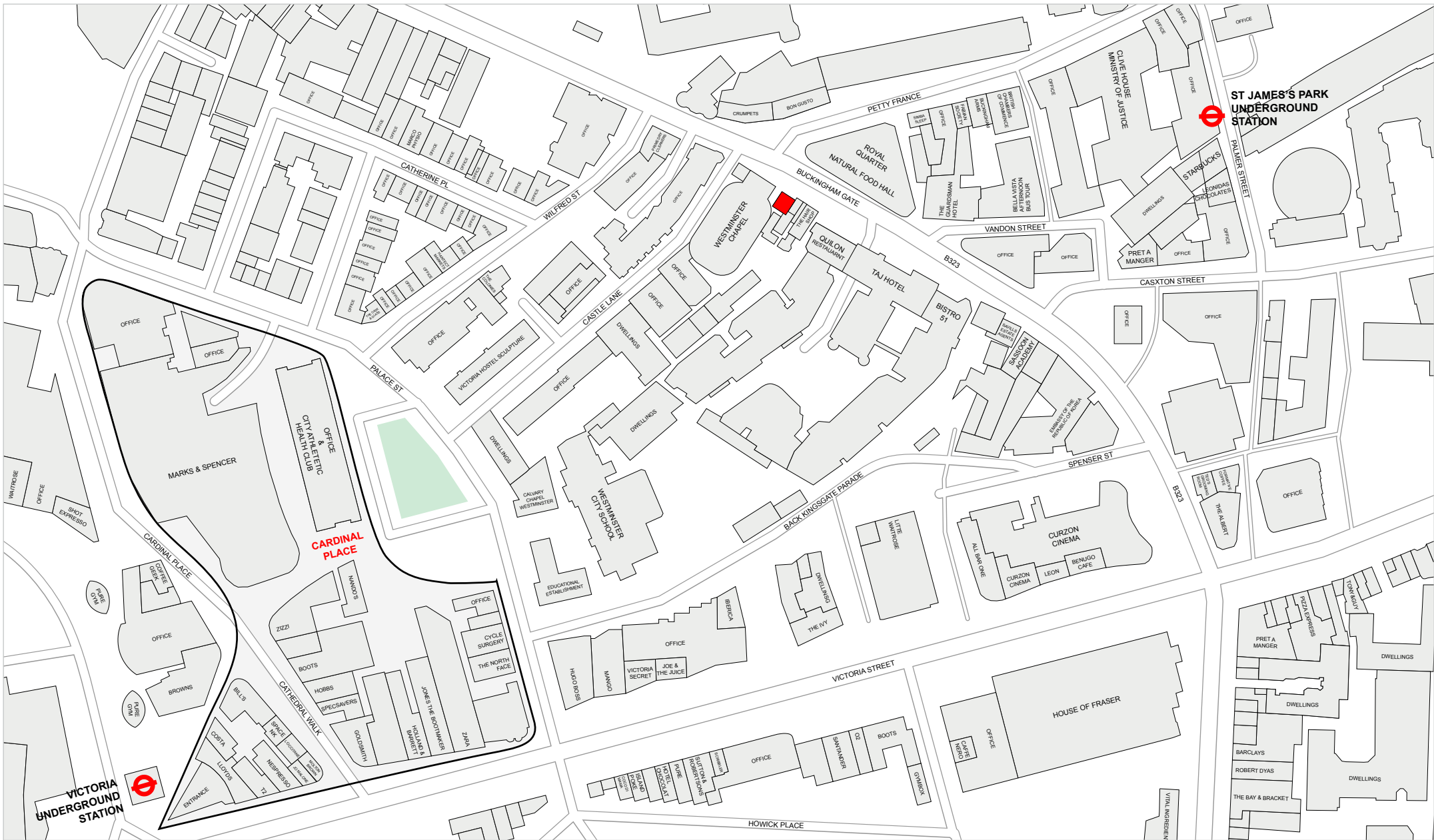
For further information or to arrange a viewing please contact:

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38 BUCKINGHAM GATE

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