



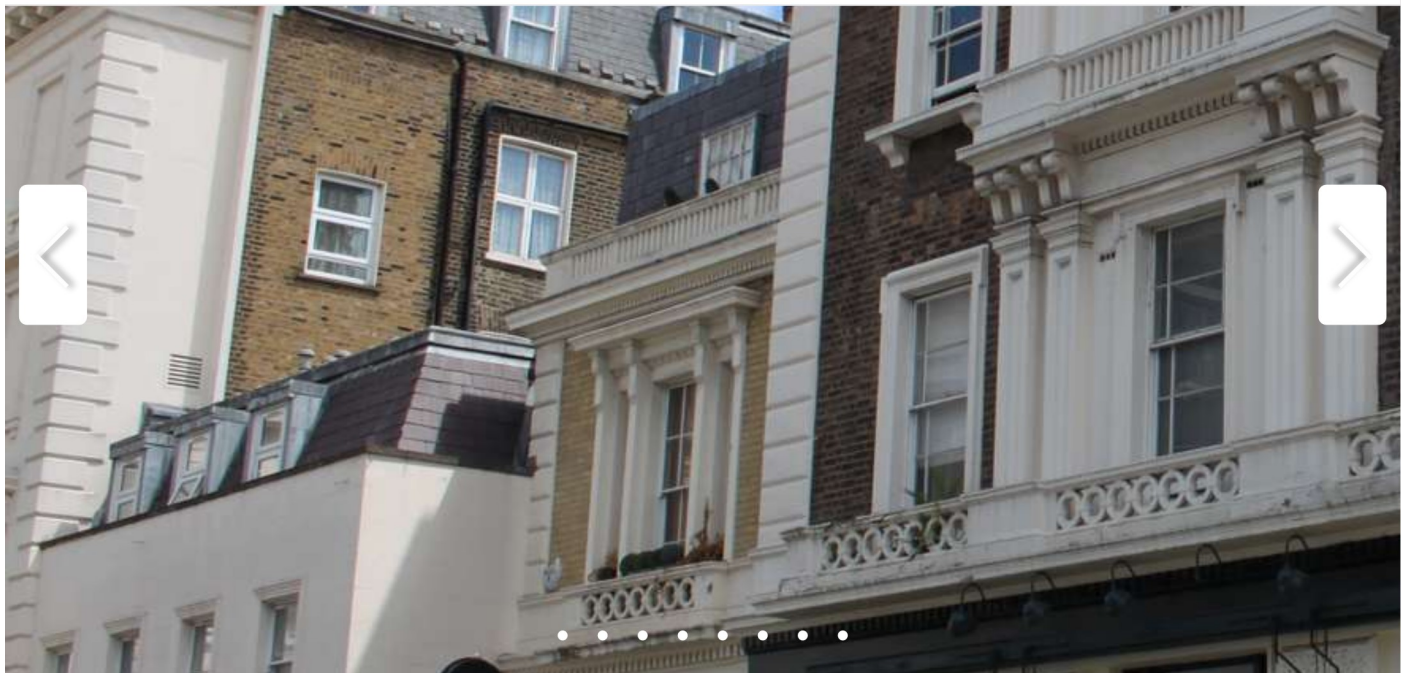
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PROPERTY DETAILS

CONTACT AN AGENT

Former Pub & Restaurant, 13 Cambridge Street

London, SW1V 4PR

2,702 sq ft
(251.02 sq m)

£50,000
per year

Leisure 2,702 sq ft (251.02 sq m)

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New free of tie lease in character part fitted pub/restaurant in Pimlico. Arranged over ground and basement (total GIA appox. 2,702 Sq Ft).

About this property

Description

A prominent end terrace property of brick construction with decorative stucco elevations benefitting from pavement seating area to front. The property is arranged over ground and basement only; the residential uppers are not included. We understand the property dates back to the mid 19th century.

The ground floor provides an open plan customer area with marble-top bar servery to right side. The interior design is contemporary with part wood paneled walls and fixed banquette seating. The basement provides further trade kitchen area, storage and customer WCs; features include basement vault arches with direct street access via external stairwell. . There is potential to convert the basement in to further customer areas (subject to consents).

Externally to the front of the property is a seated area for approximately 20 covers.

Viewings

The property is closed, however, we would recommend a customer visit to the area if not familiar. Viewings are to be made by appointment with the sole letting agents, Savills via the Licensed Leisure team.

Terms

A new free of tie lease is available with rental offers invited in the region of £50,000 pax and terms to be agreed. VAT and Stamp Duty Land Tax may be applicable.

The property is entered on the 2017 Ratings List with a Rateable Value of £46,000. The UBR for 2020/2021 is 0.49p/£. Please check voa.gov.uk for updated information.

Planning and Conservation

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Local information

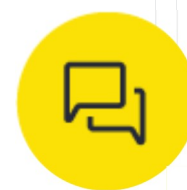
The property is situated in the densely populated residential backstreets of Pimlico at the corner of Hugh Street and Cambridge Street a short distance south-west of Eccleston Square Park. London Victoria's main transport hub is located 0.3 miles to the north, Sloane Square and Pimlico underground stations are located 0.7 miles to the west and south-east respectively. The area is administered by the City of Westminster.

View detailed EPC rating for this property

Available space

Floor / Unit	Type	Size	Status
Basement	Pub	1905 sq ft	Available
Ground	Pub	797 sq ft	Available

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London, SW1W 9JT

Price on application

Leisure

London, WC2H 7RR

£617,000
per year

Leisure

Pric

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