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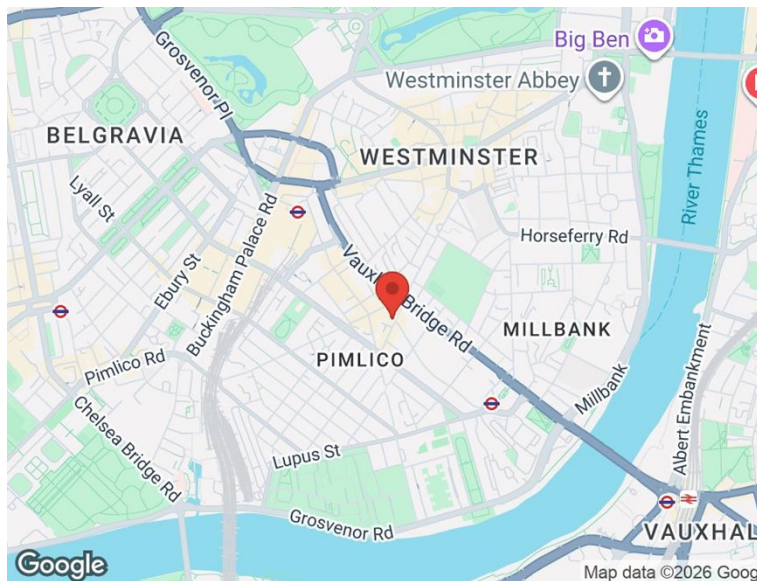
## 16 Churton Street, London, SW1V 2LL

A GROUND FLOOR CAFE / RESTAURANT & BASEMENT PREMISES IN PIMLICO

### TO LET

**Area: 1,610.00 FT<sup>2</sup> (149.57M<sup>2</sup>) Rent: £50,000 per annum, exclusive of VAT**

- Newly refurbished
- Glazed return frontage
- Good ceiling height
- Open plan cafe / restaurant area
- Kitchen area, 2 storage rooms
- W/C & x4 vaults (tanked)
- 3 phase power & gas
- Exterior seating (subject to licence)





## 16 Churton Street, London, SW1V 2LL

### LOCATION:

The premises are situated at the corner of a parade of shops and uppers, on the northerly side of Churton Street, at the junction with Tachbrook Street. The area comprises a mix of high street shops and offices, together with period and modern residential houses and flats. Local businesses include, Gail's Bakery, Philippe Conticini (Italian Café), Emi Deli (Italian), The Sushi Co, Newdle Pad Thai, Thai House Market, Ilii Express (Mediterranean), Nuvit Bistro, Domino Pizza, Little Waitrose & Partners, Tesco Express, Holland & Barrett, Ben Venuti (Italian Food Shop), Go Glam, Dovers Flowers, Clive Clay Optician, London Dry Cleaners, Snappy Snaps, Pimlico Plantation & Window Shutters, London Dental Studio and The Queens Arms. Public transport is accessed via Vauxhall Bridge Road (Buses); Pimlico Tube Station (Victoria line); Victoria Main Line Station (Southern, Southeastern, Thames Link, Gatwick Express & Victoria, District and Circle tube lines).

**LOCAL AUTHORITY:** Westminster

### DESCRIPTION:

A newly retro fitted ground floor shop / cafe / restaurant and basement (Use Class E), occupying the lower floors of a 3 storey, mixed-use, Victorian corner building. The three-quarter glazed return frontage leads to an open plan retail / café / restaurant area, with a W/C and stair header to the rear. Stairs descend to basement level, which is arranged with a private office, kitchen / storage area fitted with a new consumer unit and fuse board, storeroom with fire escape to a courtyard, x3 generous vaults storage areas (newly tanked) and a storage cupboard. There is a deep pavement and pedestrianised area wrapping around the frontage, which is idea for accommodating exterior seating (subject to obtaining a licence from Westminster Council).

The premises are fitted to White Box standard with concrete floors, strip lighting, smoke alarm, emergency lighting, 3 phase power and gas.

### FLOOR AREA:

| FLOOR        | AREA FT <sup>2</sup>          | AREA M <sup>2</sup>        |
|--------------|-------------------------------|----------------------------|
| Ground Floor | 523.00                        | 48.59                      |
| Basement     | 1,087.00                      | 100.99                     |
| <b>TOTAL</b> | <b>1,610.00FT<sup>2</sup></b> | <b>149.57M<sup>2</sup></b> |

**FLOOR PLAN:** [Click Here](#)

**LEASE TERMS:** To grant a new FRI Lease outside the Landlord & Tenant Act 1954 for a term to be negotiated.

**RENT:** £50,000.00

### RATES:

Rateable Value: £34,750 per annum  
Rates Payable: £15,012 per annum

**SERVICE CHARGE:** TBC

NB: We strongly recommend that you verify the rates with The City of Westminster's Business Rates Department on 0208 315 2050.

**POSSESSION:** Full vacant possession immediately on completion of legal formalities.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

**VAT:** Not elected for VAT.

### EPC:

Available upon request.

### CONTACT:

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