



40 BUCKINGHAM PALACE ROAD, LONDON, SW1W 0RE

Retail / Class E Opportunity

Lease Available

1,577 sq ft – 146 sq m



STEPHEN
KANE & COMPANY
DELIVERING EXCELLENCE SINCE 1992

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LOCATION

The property is situated in an excellent trading location on this busy pitch attracting a mixture of local residents, office workers and tourists being on the main tourist route between Buckingham Palace and Victoria London Underground & mainline train station along with both bus and coach terminals. Located directly opposite Shake Shack with nearby retailers including Pizza Pilgrims, Gail's, Pret's and Ole & Steen.

TENURE

The premises are available by way of a lease assignment for a term due to expire 24 July 2032, subject to a rent review on 24 July 2027.

RENT

£58,000 pax rising to £60,000 pax from 25 July 2026 until the first rent review on 24 July 2027.

BREAK OPTION

Tenant only break option on 24 July 2027 on 6 months' prior written notice.

PREMIUM

Offers invited.

ACCOMMODATION

The premises are arranged over ground floor & basement level with the following approximate floor areas:

Ground floor	711 sq ft	66 sq m
Basement	866 sq ft	80 sq m

RATES (2025/26)

Rateable value:	£55,000
Rates payable (UBR multiplier: £0.555):	£30,525

A business may be entitled to 40% reduction in the chargeable amount, up to a figure of £110,000, from 1 April 2025 to 31 March 2026. All interested parties should verify the business rates with the relevant local authority.

EPC

An EPC will be made available upon request.

LEGAL COSTS

Each party to be responsible for its own legal and professional costs.

VAT

VAT will be charged at the appropriate rate, if applicable

VIEWING

By appointment with sole agents Stephen Kane & Company
Tel: 020 7224 0101 | www.stephenkane.co.uk

CONTACT

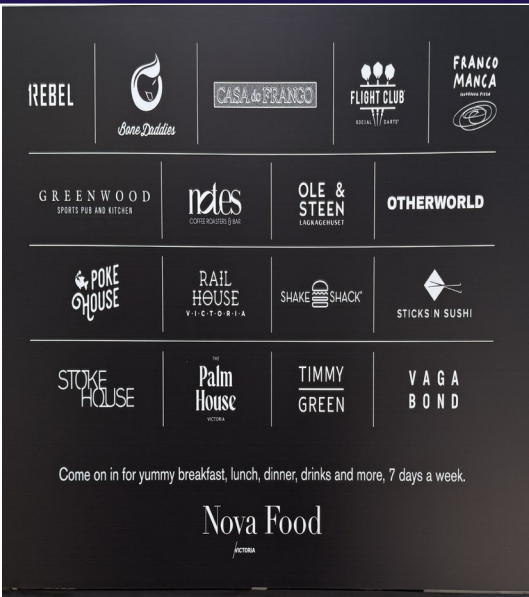
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AML

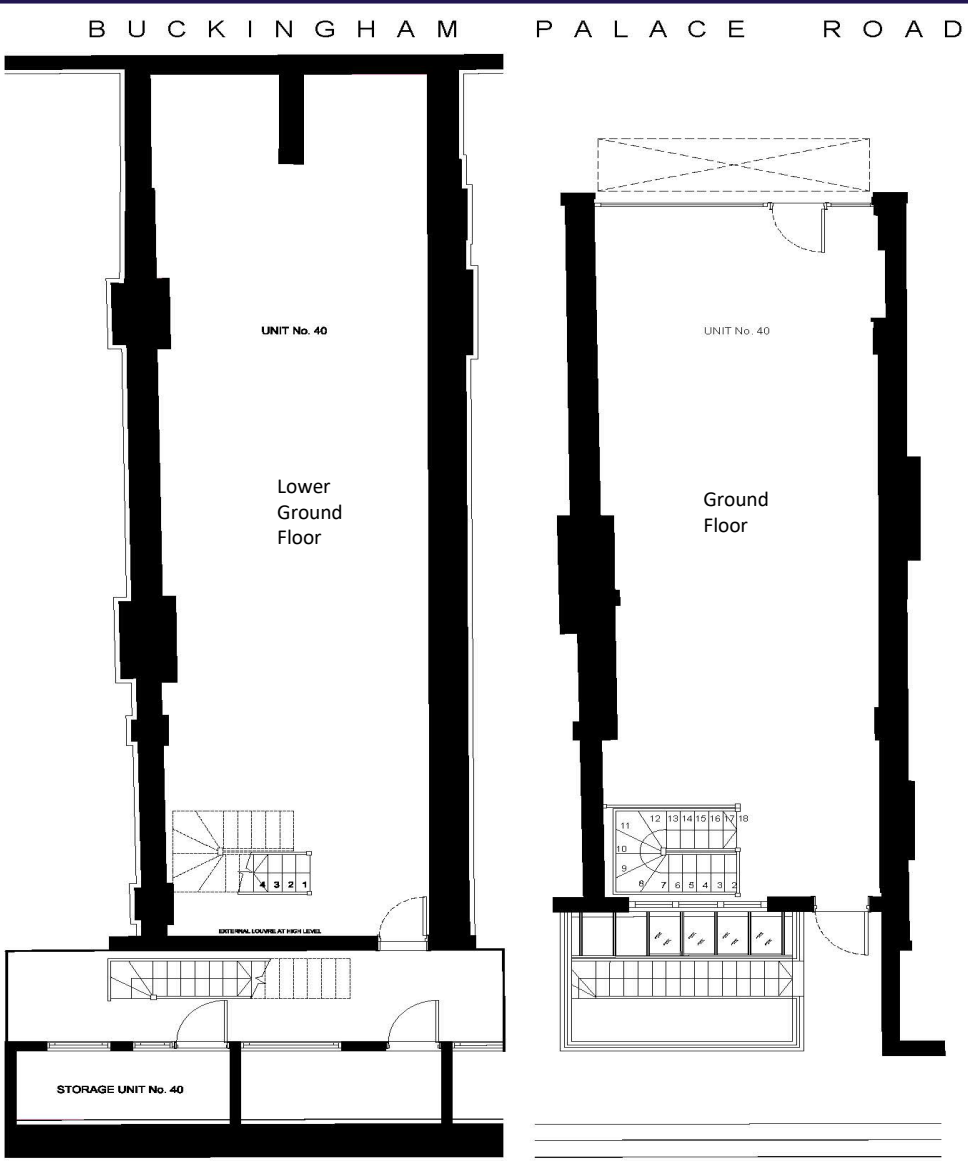
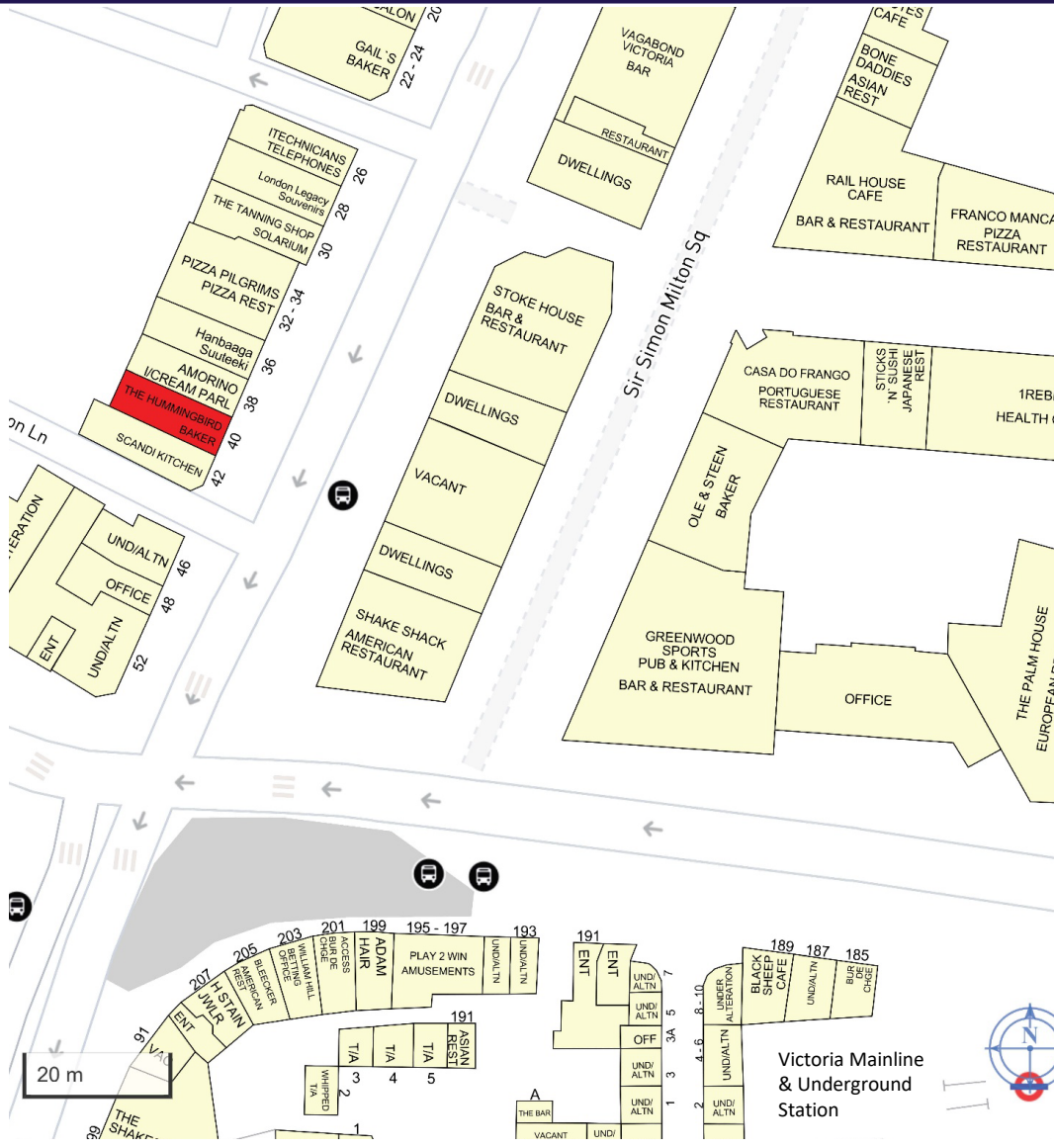
Under new Anti-Money Laundering legislations Stephen Kane & Company are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

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