

REF: 1638



KENT HOUSE | RUTLAND GARDENS | KNIGHTSBRIDGE | LONDON | SW7 1BX

SHORT TERM LETTING AVAILABLE IN ONE OF LONDON'S MOST PRESTIGIOUS ADDRESSES
IDEAL FOR DAY NURSERY, EDUCATION AND OR HEALTH DISCIPLINES

TO BE LET



**Bernard
Gordon &
Company**

☎ 020 8099 3119

✉ sales@bernardgordon.co.uk

OVERVIEW

Nursery (two rooms plus WC's) of about 953 sq. ft (88.53m²).

Opposite Hyde Park and shared use of private terrace and roof terrace.

Additional accommodation also available comprising 3-5 rooms , up to about 1,324 sq. ft. (123.33m²)

Ideal day nursery, medical and educational purposes.

Short term lettings available up to July 2023.

Rents £50 per square foot per annum inclusive. Subject to contract.

Some car parking may be available at additional daily rates.



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📍 LOCATION

The property is situated in Rutland Gardens at the Junction of Knightsbridge facing Hyde Park and close to the junction of Sloane Street and Brompton Road. Rutland Gardens is a private gated roadway with 24/7 security. Knightsbridge underground station (Piccadilly Line) is within a 6 minute walk and Harrods, Harvey Nicholls and The Albert hall are within easy reach.

The Turkish Consulate is located in Rutland Gardens.



📍 THE PROPERTY

A magnificent and imposing semi-detached property of historical interest fronting Knightsbridge with a return frontage to Rutland Gardens arranged on lower ground, ground and 3 upper floors. The nursery accommodation is situated on the lower ground floor and is approached via a side entrance in Rutland Gardens. The property is occupied by Westminster Synagogue and the accommodation being offered is surplus to their current requirements. The main section of the property is not included as part of this letting.

The nursery section comprises 2 rooms plus child suitable WC's and has a gross internal floor area of approximately 953 sq. ft. This section has been used as a day nursery for many years and we understand that it is registered by ISI. Whilst the side entrance is shared, it is only used as a secondary entrance by the synagogue, and we understand that this is rarely used.

There is shared use of a kitchen and additional WC accommodation. Further adjacent rooms located in the lower ground floor are also available some of which are shared.

On the ground floor there are an additional 3 adjoining rooms which are also available.

Accessed from the lower ground floor is a large, shared terrace facing Knightsbridge and on the first floor is a shared roof terrace.

Nursery section GIA approximately 953 sq. ft (88.53m²)

Additional lower ground floor rooms GIA approximately 623 sq. ft. (57.88 m²) - plus shared kitchen and small hall.

Ground floor rooms x 3 GIA approximately 701 sq. ft (65.19m²)

🎯 SERVICES

Central Heating. Lift. Please note that access to the ground floor rooms is via a short staircase. Note the services have not been tested.

🎯 SECURITY

Being part of a synagogue there is high security in addition to the 24/7 security gate at the junction of Rutland Gardens and Knightsbridge.

🎯 EXTERIOR

Shared use of terrace and roof terrace by arrangement. Some car parking may be available at additional daily rates.

🎯 PLANNING

The property is use class F1 (D1) having been a synagogue for many years. However, the available accommodation including the nursery is ancillary and as such we believe is suitable for use as a day nursery. Similarly the vacant ground floor rooms are also ideal for medical and or education uses. Interested parties should satisfy themselves as to their occupational requirements.

🎯 EPC

Not applicable.

🎯 VAT

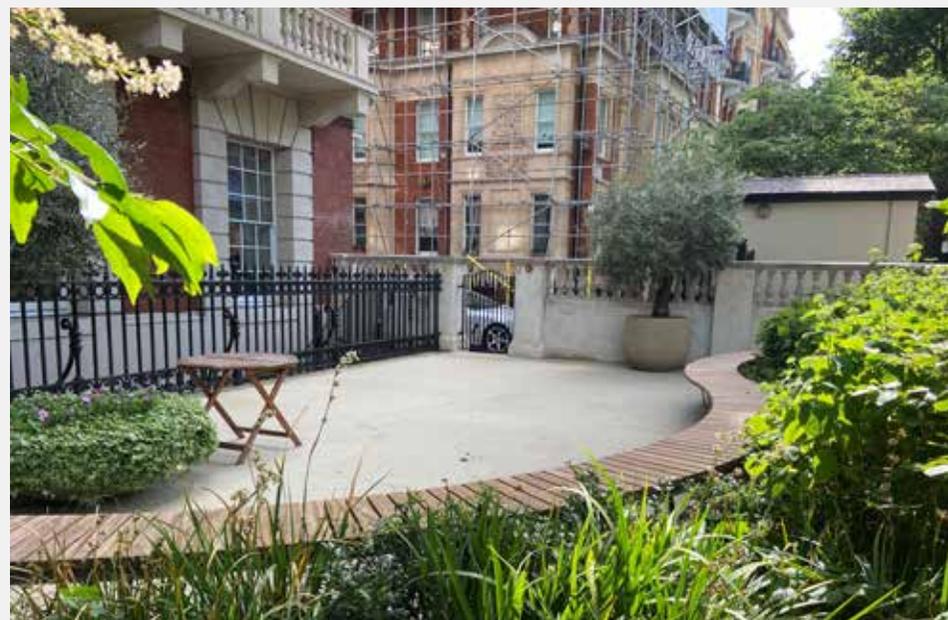
The property is not elected for VAT purposes.

🎯 LETTINGS

Short term lettings are available up to July 2023 on annual licences.

🎯 LICENCES

Annual licences.





⦿ OPERATIONAL TIMES

The nursery section is available Monday to Friday only. On Fridays the furniture and equipment is to be cleared from the centre of the rooms as these rooms are used Friday evenings and over the weekends.

Please note that an exclusive use may be available for discussion.

The ground floor rooms are available on an exclusive basis.

The additional lower ground floor rooms are available Monday to Friday only and will be subject to the repositioning of the furniture.

Please note that occupation will not be available for two days each year for High Holy Days.

⦿ RENTS

Based upon £50 per square foot per annum of the gross internal floor area. Subject to contract.

The rents are INCLUSIVE of all rates, utilities, buildings insurances, building repairs and maintenance costs. All other costs are the responsibility of the tenants.

⦿ CAR PARKING

Rates upon application.

⦿ POSSESSION

Vacant possession upon completion.

⦿ INSPECTIONS

Please note that all inspections must be by prior arrangement only.

No unaccompanied inspections will be permitted.

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VIEWING STRICTLY BY APPOINTMENT ONLY

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🎯 IMPORTANT NOTICE

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

FOR MORE INFORMATION CONTACT:



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No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to measurements contract.

MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Offers for the current Freehold investment available, tenants currently in occupation until August 2021, full details available upon request.

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