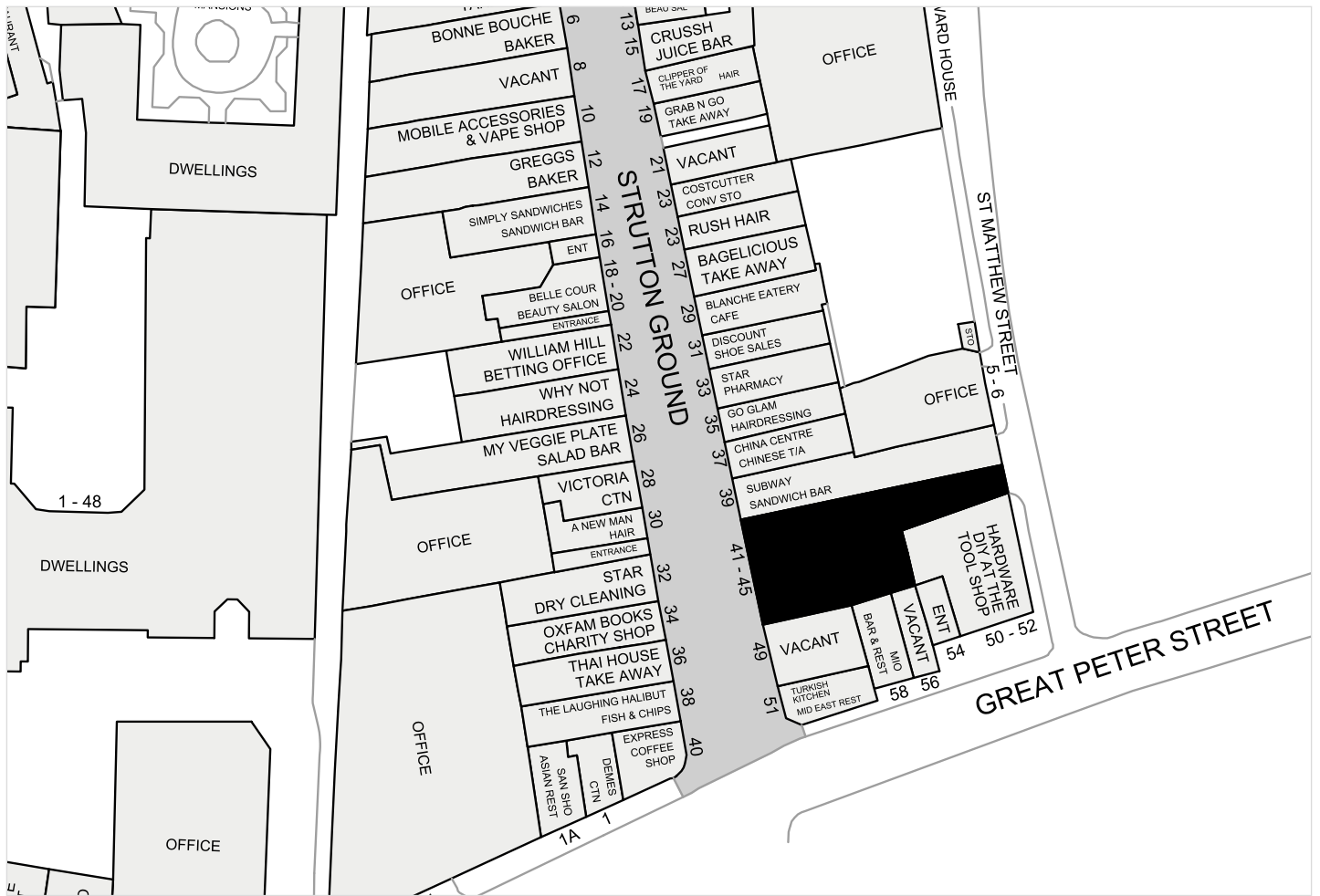

VICTORIA

41-45 STRUTTON GROUND SW1



NEW LEASE AVAILABLE
SUBJECT TO VP



LOCATION

The premises occupy a prominent position on Strutton Ground in Victoria. The property is located on the eastern side of the road and towards its southern end close to the intersection with Horseferry Road and Greycoat Place. Strutton Ground is home to a daily market which attracts significant footfall from the surrounding large scale office and residential developments. Operators represented on the street include Cruss, Subway, Rush, Oxfam, William Hill, and Greggs.

ACCOMMODATION

The property is arranged over ground and basement floors providing the following approximate net internal floor areas:

Ground floor	3,200 sq ft	279.29 sq m
Basement	1,350 sq ft	125.42 sq m

A floor plan is available on request.

TENURE

The shop is available by the way of new FRI lease for a term to be agreed subject to 5 yearly upwards only rent reviews. The lease will be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

RENT

Rent on application.

USE

We believe the premises to have A1 use however interested parties should make their own enquiries with Westminster Borough Council and Planning Department.

RATES

The local planning authority has verbally advised us that the property is currently assessed as follows:

Rateable Value: £101,000

Interested parties should verify the above figures for themselves with the local authority or by referring to www.voa.gov.uk.

EPC

An EPC can be made available on request.

VIEWING

Viewings are strictly by prior appointment via the sole retained agents:

Fergus Emmerson

020 7183 0588
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