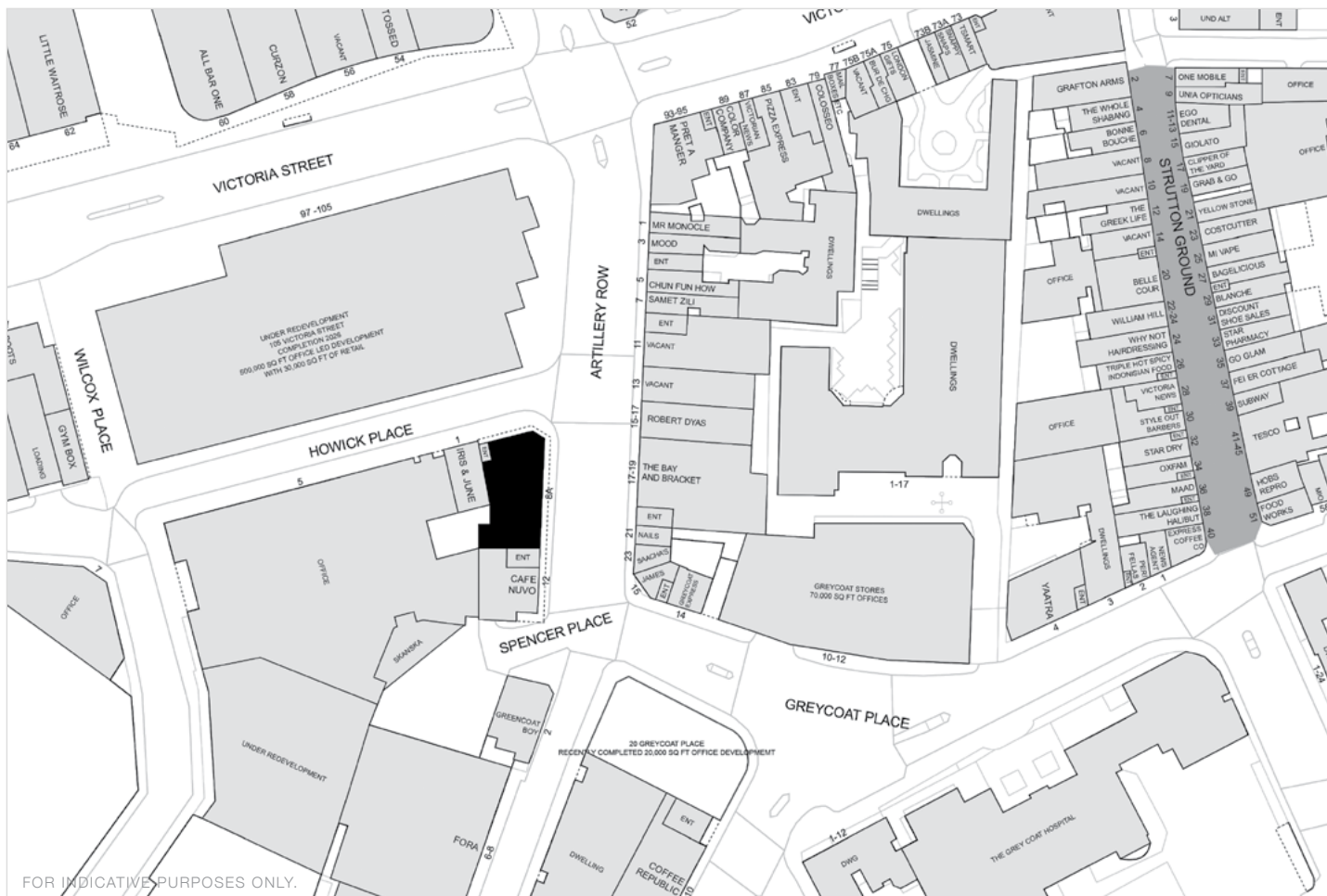

VICTORIA

8A ARTILLERY ROW SW1



CLASS E SHOP
NEW LEASE AVAILABE
SUBJECT TO VP



FOR INDICATIVE PURPOSES ONLY.

LOCATION

The premises are located on in the heart of Victoria on the west side of Artillery Row just south of the intersection with Victoria Street. Occupiers nearby include **Iris & June**, **Pret a Manger**, **Curzon Cinema**, **Lane 7**, **Tossed**, **Teds Grooming** and **Pizza Express** amongst others. The immediate area is amid a transition period with 105 Victoria Street to the north delivering in 2026 a new office-led development totalling 500,000 sq ft including 30,000 sq ft of new retail accommodation. To the south, both 20 Greycourt Place (20,000 sq ft of offices) and Greycourt Stores, 10 Greycourt Place (80,000 sq ft office led, mixed-use) have recently been completed.

ACCOMMODATION

The unit benefits from an extensive frontage of approx. 89 ft 6ins (27.30 metres) and is arranged on ground floor only providing the following approximate net dimensions and internal floor area:

Internal width (max)	85 ft 6 ins	26.05 m
Build depth (max)	37 ft 1 ins	11.30 m
Ground floor	1,922 sq f	178.55 sq m

TENURE

The shop is available by way of a new FRI lease for a term to be agreed subject to 5 yearly upward-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

£80,000 per annum exclusive.

TIMING

The shop is available for possession immediately (subject to VP).

USE

The current planning use is Class E.

RATES

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

Rateable Value: £120,000

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

EPC

The premises have an Energy Rating of C. A copy of EPC can be made available on request.

VIEWING

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

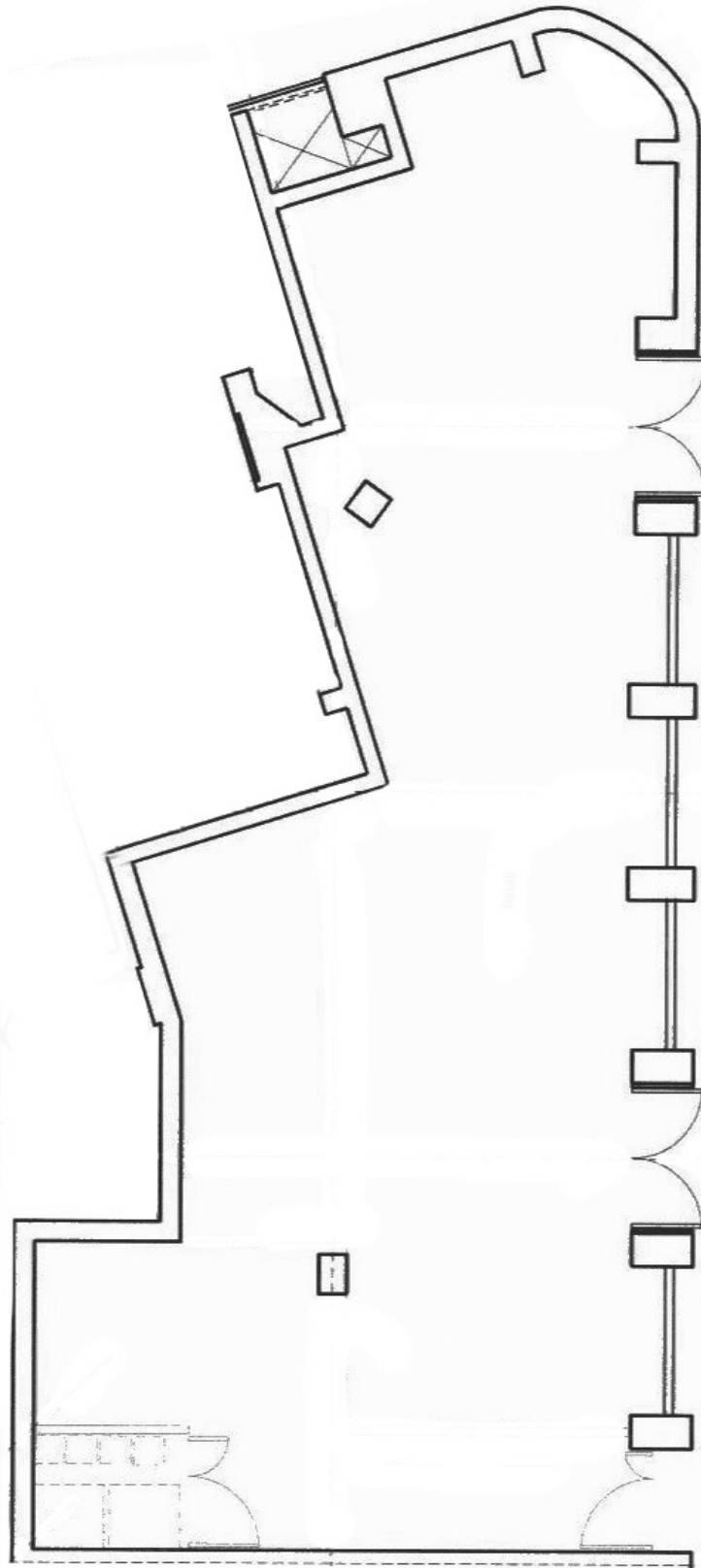
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Misrepresentation Act: Whilst every care is taken in the preparation of these particulars BC Retail and the vendor / lessor take no responsibility for any error, mis-statements or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to this property. 2024 SUBJECT TO CONTRACT

FLOOR PLAN



NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

