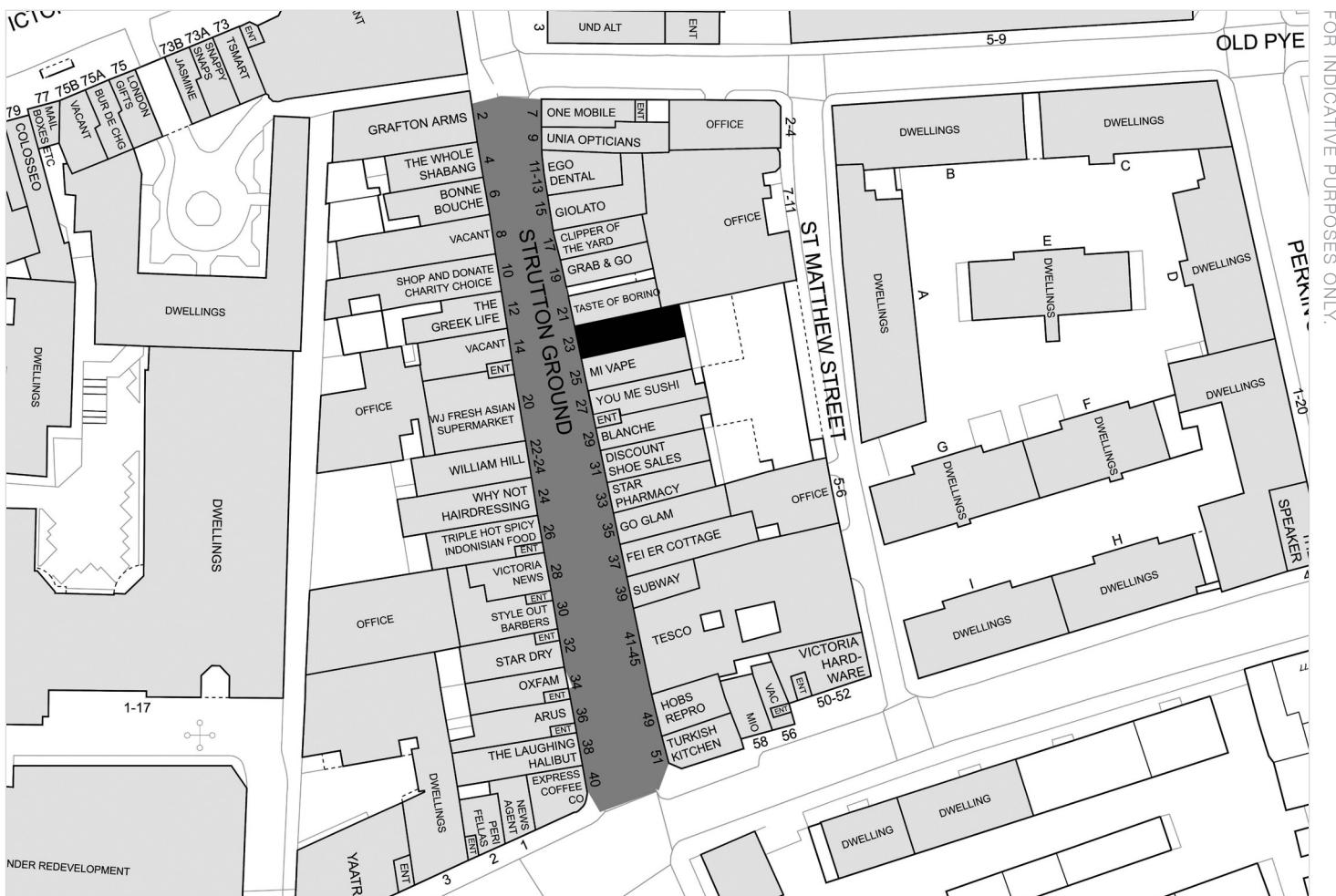


VICTORIA

23 STRUTTON GROUND SW1



CLASS E SHOP
NEW LEASE



LOCATION

The premises are located in the heart of Victoria SW1 on Strutton Ground. The property is located on the eastern side of the street midway between the intersection with Victoria Street and Greycoat Place. Strutton Ground is home to a daily market which attracts significant footfall from the surrounding large-scale office and residential developments. Occupiers represented nearby include **Tesco**, **You Me Sushi**, **Star Pharmacy**, **Subway**, **Oxfam** and **William Hill**. **Whole Foods** are fitting out at the top end of the Street.

ACCOMMODATION

The property is arranged on ground floor only providing the following approximate net dimensions and internal floor area:

Internal width	13 ft 4 ins	4.05 m
Build depth	47 ft 11 ins	14.60 m
Ground floor	608 sq ft	56.49 sq m

TENURE

Subject to VP 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

£35,000 per annum exclusive.

TIMING

The shop is available for possession immediately.

USE

The current planning use is Class E.

RATES

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

Rateable Value: £42,500 (Apr 2026)

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 through the sole retained agents:

Nick Furlong

020 7183 0584
nf@bcretail.co.uk

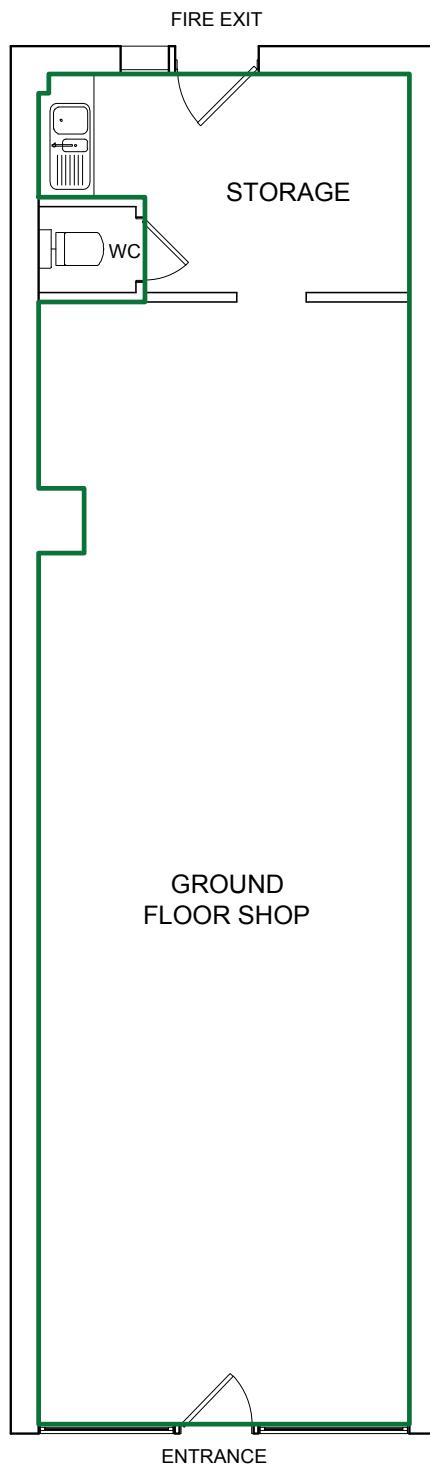
Oscar Payne

07584 472 702
op@bcretail.co.uk

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FLOOR PLAN



Ground Floor

NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

