

**31 Horseferry Road,
London, SW1P 2AA**



Class E Retail Ground Floor Unit To Let - 1,248 sq ft

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Location

Horseferry Road is situated in the heart of Westminster, south of Westminster Abbey. Horseferry Road is a bustling location with strong footfall from nearby residents and office occupiers.

The property is well connected and in close proximity to St. James Park, Westminster and Pimlico underground stations giving access to the District, Circle, Victoria and Jubilee lines. Furthermore, Marsham Street Bus Stop provides access to Waterloo station within 12 minutes.

Nearby occupiers include Pret A Manger, Sainsburys Local, Leon, and Itsu.

Accommodation (GIA)

The unit is arranged over ground floor only comprising the following approximate floor area:

Description	sq ft	sq m
Ground Floor	1,248	115.9
Total	1,248	115.9

Rent

£65,000 per annum exclusive

Terms

The property is available by way of a new lease for a term to be agreed. The lease is to be contracted outside of the Landlord & Tenant Act 1954.

Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction..

Rates

Rateable Value: £51,500 (1 April 2023)

Rates payable: £26,368

Interested parties are advised to make their own enquires with City of Westminster Council.



Use

Class E.

EPC

An EPC is available on request.

Further Info

Viewings are by appointment only via joint sole agents:

Liv England - Levy Real Estate

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e: liv.England@levyrealstate.co.uk

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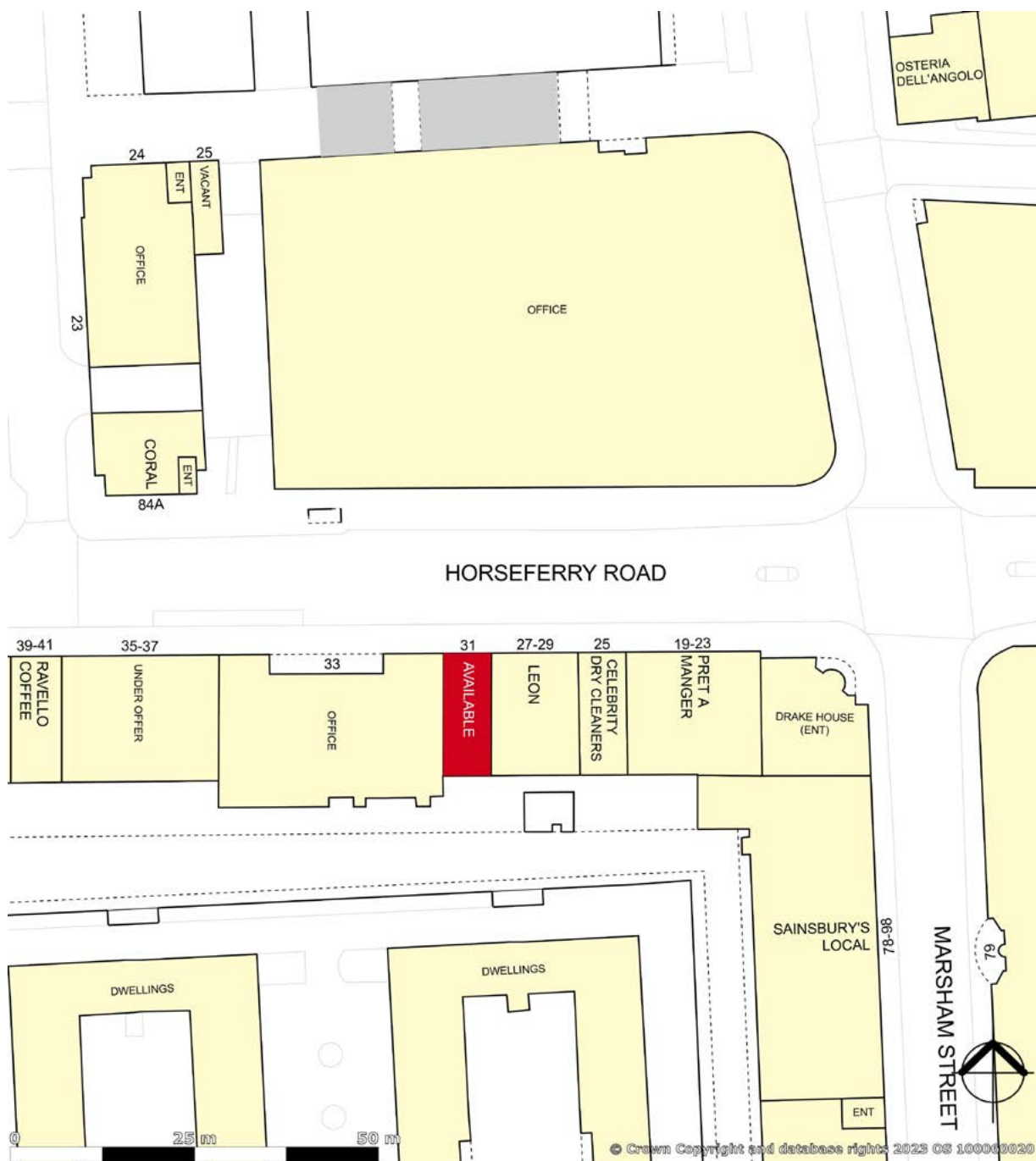
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