

**Ground floor Class E  
opportunity to let**

£150,000 per annum exclusive  
3,329 sq ft

**35-39 Horseferry Road,  
London, SW1P 2AA**

- Prime Westminster location with heavy footfall
- Excellent transport links across key tube lines
- Large ground-floor retail unit
- Surrounded by strong retail brands
- New lease available on flexible terms



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### Further Information and Viewing

Viewings are by appointment only via sole agents Levy Real Estate.

#### Greg Stalcup

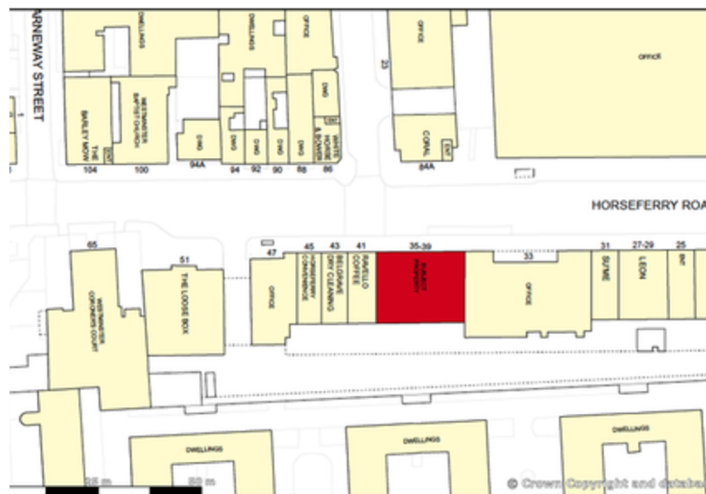
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### Location

35-39 Horseferry 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, which includes several government offices, Channel 4 and Burberry.

### The Property

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.

The unit is an in-line, ground floor premises benefitting from Class E planning use.

### Nearby Occupiers

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

### Use

Class E

### Tenure

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

### Accommodation

The premises is arranged over ground floor only comprising the following approximate net internal floor areas:

Floor	sq ft	sq m
Ground	3,329	309
<b>Total</b>	<b>3,329</b>	<b>309</b>

### Costs

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

### EPC

Available upon request.

### Rates

As per the Valuation Office Agency, the rateable value is £161,000. Interested parties are advised to make their own enquires with City of Westminster Council.

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