

# PRIME SHOP TO LET VICTORIA / PIMLICO 55 WARWICK WAY LONDON SW1



## LOCATION

The premises are located in a good position on Warwick Way next to the junction with Belgrave Road. Operators in the vicinity include Hamptons, Winkworth, Hardscape, Rogers of Pimlico and The Best Western Victoria. Victoria Station is approximately 5 minutes' walk from the property.

## ACCOMMODATION

The premises are laid out over ground and basement floors offering the following approximate areas:

Ground Floor	302 sq ft
Basement	329 sq ft
Vaults	62 sq ft

**Total Area**            **693 sq ft**

## LEASE

The property is to be made available on a new lease for a term to be agreed.

## RENT

£25,000 per annum exclusive.

## USE

The property has an E Class Use. A variety of uses within Class E of the Uses Classes Order will be considered.

## RATES

Rateable Value 23/24	£18,250
Rates Payable 23/24	£9,107 per annum

These figures are an estimate. They may be subject to rates relief. Interested parties are advised to check these figures with Local Authority.

## LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

## EPC

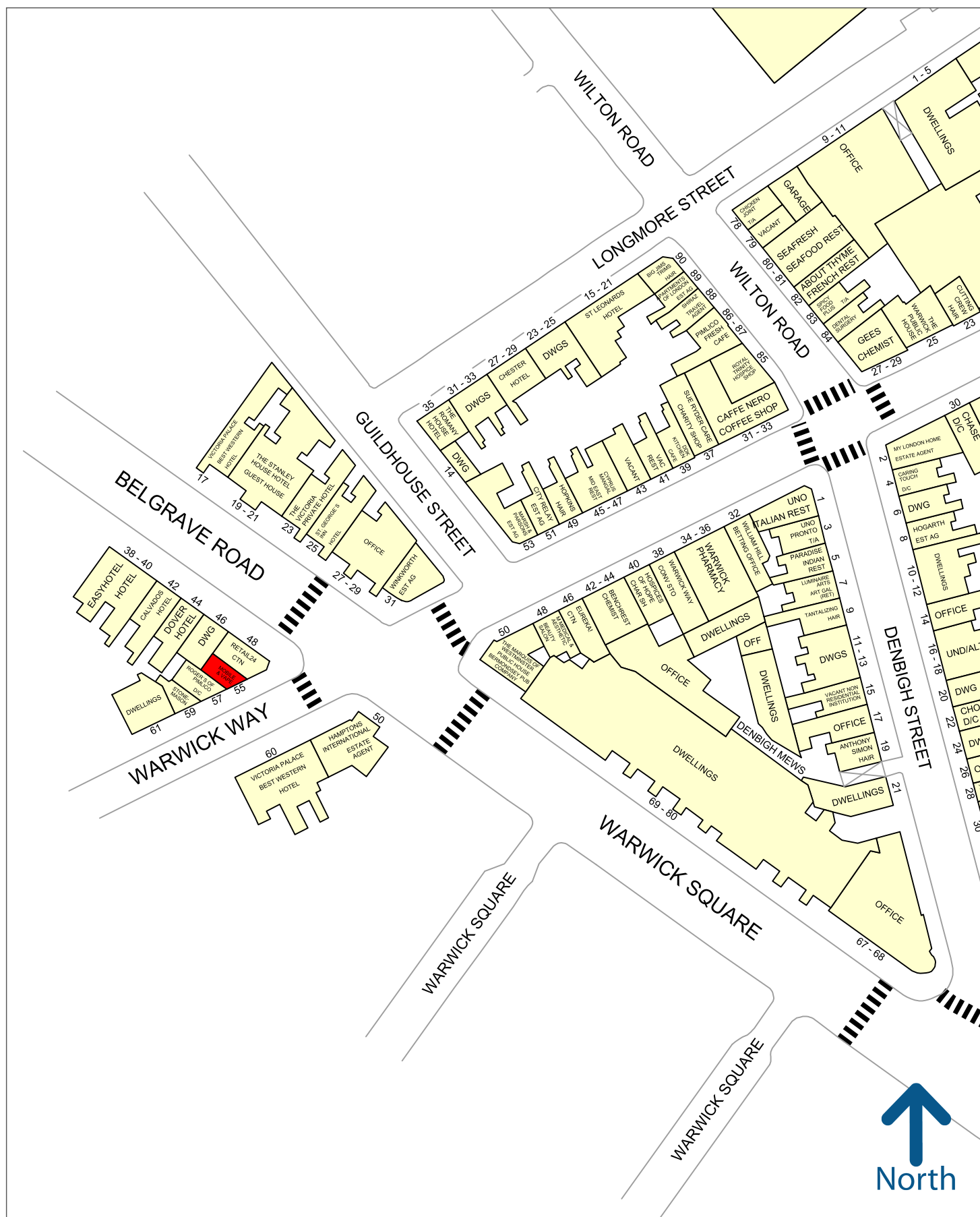
Available on request.

## VIEWING

Viewings to be arranged through the sole agents, Blanchflower Lloyd Baxter:

Oliver Fowler  
Email: [ofowler@blb.uk.com](mailto:ofowler@blb.uk.com)  
Tel: 07900 217 624

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50 metres

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