

## TO LET Retail Unit London Victoria

14 Strutton Ground  
London, SW1P 2HP

### Key information

- Busy pedestrianised street
- White boxed unit
- Planning Use Class E
- Size – 1,163 sq ft
- Quoting rent £60,000 per annum



### Contact

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## Location

Strutton Ground is located between Westminster and Victoria. It benefits from strong transport connections with St James's Park and Victoria tube stations within a 10 minute walk.

The subject property is prominently positioned on Strutton Ground. Nearby occupiers include **Tesco, William Hill, Subway and Oxfam**. Strutton Ground benefits from a daily market drawing high footfall.

## Accommodation

The premises are arranged over ground, and basement floors providing the following approximate internal floor areas:-

	Sq m	Sq ft
<b>Ground</b>		761
<b>Basement</b>		402
<b>Total</b>		<b>1,163</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

## Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

## Terms

Available by way of a new lease with terms to be agreed.

## Quoting Rent

£60,000 per annum.

## Business Rates

We are advised that the Business Rates are as follows:

<b>Business Rates</b>	£41,500
<b>UBR</b>	£0.382
<b>Rates Payable</b>	£15,853

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Energy Performance Rating

Energy Performance Asset Rating C – 66. Please make contact for further details. A certificate can be made available.

## Legal Costs

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

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Viewing

All viewings must be via the sole agent.





For further details contact:

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