



33 Villiers Street London

- Prime location
- Strong levels of footfall
- Close proximity to Embankment tube

Prime lease for sale

Location

The unit is positioned on the east side of Villiers Street, in close proximity to Charing Cross and Embankments stations. The area benefits from excellent footfall and local 7 day trade from office workers, tourists and shoppers. Nearby occupiers include Five Guys, Starbucks, EAT, Wasabi and Gordon's Wine Bar.

Description

The property is arranged over ground floor and basement.

Tenure

The property is available by way of an assignment of the existing lease expiring in 2027 outside of the Landlord & Tenant Act 1954 part II as amended.

Rent

£215,000 per annum exclusive.

Accommodation

Approximate net internal areas:

Ground Floor	630 sq ft	58.52 sq m
Basement	909 sq ft	84.44 sq m

Total: 1,539 sq ft 142.97 sq m

(Interested parties are advised to verify these areas on site by prior appointment)

Premium

Offers invited.

Business Rates

Rateable Value	£168,000
Rates Payable (19/20)	£88,032

Interested parties should make their own enquiries with the local Rating Authority,

VAT

All figures are quoted exclusive of VAT, if applicable.

Viewing

Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs:

Subject to contract

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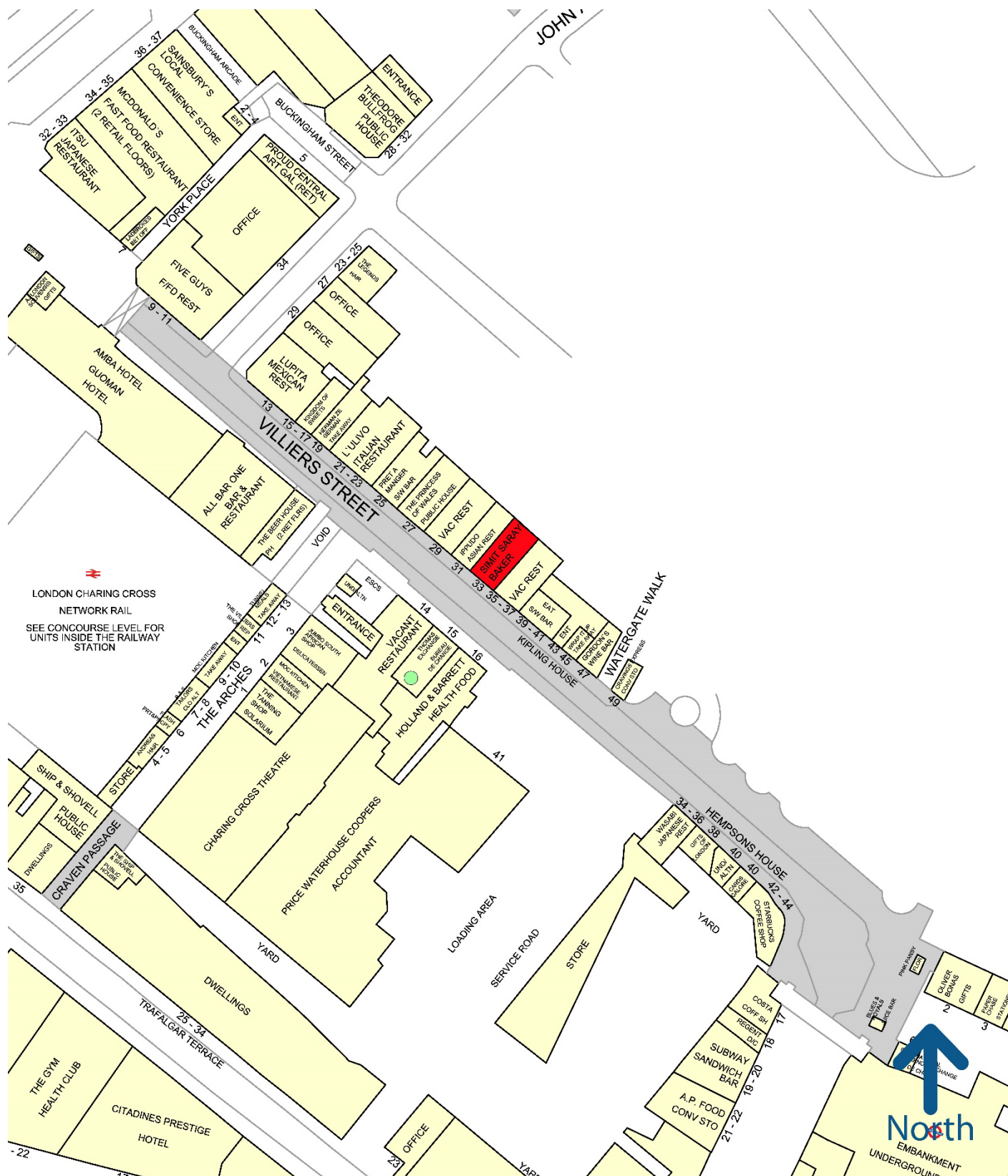
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