# 35 HORSEFERRY ROAD LONDON, SW1

RETAIL UNIT TO LET



















### LOCATION

Situated in the heart of Westminster the property is located on Horseferry Road which lies in an area with a significant office demographic from nearby St James's, Pimlico and Victoria underground stations that can all be reached in under 10 minutes' walk. The building houses the Department for Transport and is opposite the Home Office. Burberry's headquarters are also within the immediate vicinity and prominent occupiers include **Pret, Leon, Tossed, Sainsbury's and Honi Poke.** 

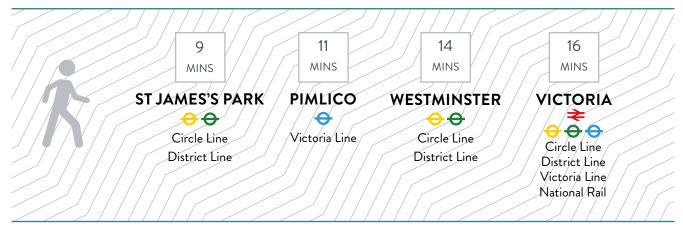
### PERMITTED USE

The premises must be used for a 'local convenience trade' and these uses are as follows:

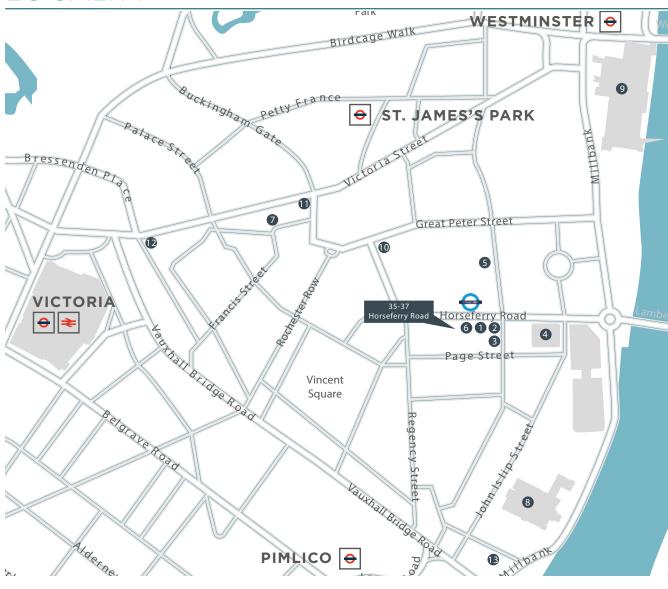
Baker
Chemist
Dry Cleaner
Florist
Haberdasher
Hardware Shop
Newsagent
Optician
Tobacconist

Butcher
Confectioner
Electrical Goods Shop
Greengrocer
Hairdresser
Jewellery Repairs
Off License
Post Office
Travel Agent

#### CONNECTIVITY



## **LOCALITY**



- 1 TOSSED
- 2 PRET A MANGER
- 3 SAINSBURYS LOCAL
- 4 BURBERRY HQ
- 5 HOME OFFICE
- 6 HOME AND COMMUNITIES OFFICE
- 7 GYM BOX VICTORIA
- 8 TATE BRITAIN
- 9 PALACE OF WESTMINSTER
- 10 CHANNEL FOUR

- 11 HOUSE OF FRASER
- 12 JOHN LEWIS HEAD OFFICE
- 13 CHELSEA COLLEGE OF ART UNIVERSITY
- 14 PIZZA EXPRESS
- 15 DEPARTMENT FOR ENVIRONMENT, FOOD
  - AND RURAL AFFAIRS
- 16 HOME AND COMMUNITIES OFFICE
- 17 MI5
- 18 ENVIRONMENT AGENCY
- 19 DEPARTMENT FOR TRANSPORT
- 20 MILBANK MEDICAL CENTRE

## **ACCOMMODATION**

The premises are arranged over ground floor only with the following net internal floor areas:

	SQ FT	SQ M
GROUND FLOOR	1,267	117.7
TOTAL	1,267	117.7

The premises can potentially be split. Futher information upon request.

#### RENT

Offers Invited

### **TENURE**

A new full repairing and insuring lease for a term to be agreed, subject to upward only rent reviews. The lease will be contracted outside the security of tenure provisions of the 1954 Landlord & Tenant Act (Part II) as amended.

#### **RATES**

Rateable value:	£30,500
UBR 18 / 19:	£0.497p
Rates Payable 18/19:	£15,159

## **EPC**

Available on request.

### **VIEWING**

Strictly by appointment only through the sole agents Levy Real Estate



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