

35 HORSEFERRY ROAD

LONDON, SW1

RETAIL UNIT TO LET



LEVY
REAL ESTATE



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 | 11 | HOUSE OF FRASER |
| 2 | PRET A MANGER | 12 | JOHN LEWIS HEAD OFFICE |
| 3 | SAINSBURYS LOCAL | 13 | CHELSEA COLLEGE OF ART UNIVERSITY |
| 4 | BURBERRY HQ | 14 | PIZZA EXPRESS |
| 5 | HOME OFFICE | 15 | DEPARTMENT FOR ENVIRONMENT, FOOD AND RURAL AFFAIRS |
| 6 | HOME AND COMMUNITIES OFFICE | 16 | HOME AND COMMUNITIES OFFICE |
| 7 | GYM BOX VICTORIA | 17 | MIS |
| 8 | TATE BRITAIN | 18 | ENVIRONMENT AGENCY |
| 9 | PALACE OF WESTMINSTER | 19 | DEPARTMENT FOR TRANSPORT |
| 10 | CHANNEL FOUR | 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. Further 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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