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75A VICTORIA STREET, LONDON, SW1H 0HW

PRIME COMMERCIAL **USE CLASS E** SPACE



LEASE TERM

Assignment of the lease held until December 2023

RENT

Passing rent **£25,000 per annum** exclusive of rates, service charge, insurance and VAT (if applicable)

RATES

Rateable value (2021/ 22)- £22,000

Rates payable (2021/ 22)- £6,125

Interested parties are advised to make their own enquiries with the local authority

PREMIUM

Offers Invited

EPC

The property has an EPC rating D (85). Full EPC is available on request

VIEWING

LT Property 020 3375 6329

Anthony Epenetos 07766838000
anthony@ltpropertyconsultancy.com

Liliya Epenetos 07770691178
liliya@ltpropertyconsultancy.com

LOCATION

The property is located on Victoria street, the main street linking St James's Park, Buckingham Palace, and Westminster.

Nearby occupiers include Toni & Guy, EAT, Itsu, Pizza Express, Pret A Manger.

USE

Class E- suitable for retail/ leisure

ACCOMMODATION

Ground- 150 sq ft