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**RETAIL UNIT WITH TWO SELF-CONTAINED UPPER FLOORS
AVAILABLE TO LET OR FOR SALE**

BACK AVAILABLE DUE TO ABORTIVE NEGOTIATIONS

**26/28 WARWICK WAY
PIMLICO, SW1V 1RX**



■ Location

Warwick Way is the South Victoria/Pimlico area's main shopping location.

The property occupies a prime position in this busy retail area, directly adjacent to Tesco Express, opposite Waitrose and close to Caffé Nero, Boots and Oddbins

■ Description

Three storey property with ground floor comprising retail unit with new shop front.

There are two floors of self-contained accommodation to first and second floors, which are accessed from the front and in need of renovation.

■ Accommodation

The property has the following approximate dimensions and floor areas:-

Internal width	10.31 m (max)	33 ft 10 ins
Built depth	17.43 m	57 ft 2 ins
Ground floor area	149 Sq. m	1,610 Sq. ft
First floor	77.39 Sq. m	833 Sq. ft
Second Floor	53.70 Sq. m	578 Sq. ft

■ Lease

Our clients hold the property by way of a Long Leasehold interest, expiring 2059.

■ Terms

Our clients will consider granting an occupational Lease of the whole or of part, or a sale of their Long Leasehold interest. Terms on application.

■ EPC

The EPC Rating for this property is B-39.

■ Rates

The rates are to be assessed. Please check with the local charging authority for further information.

■ Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.

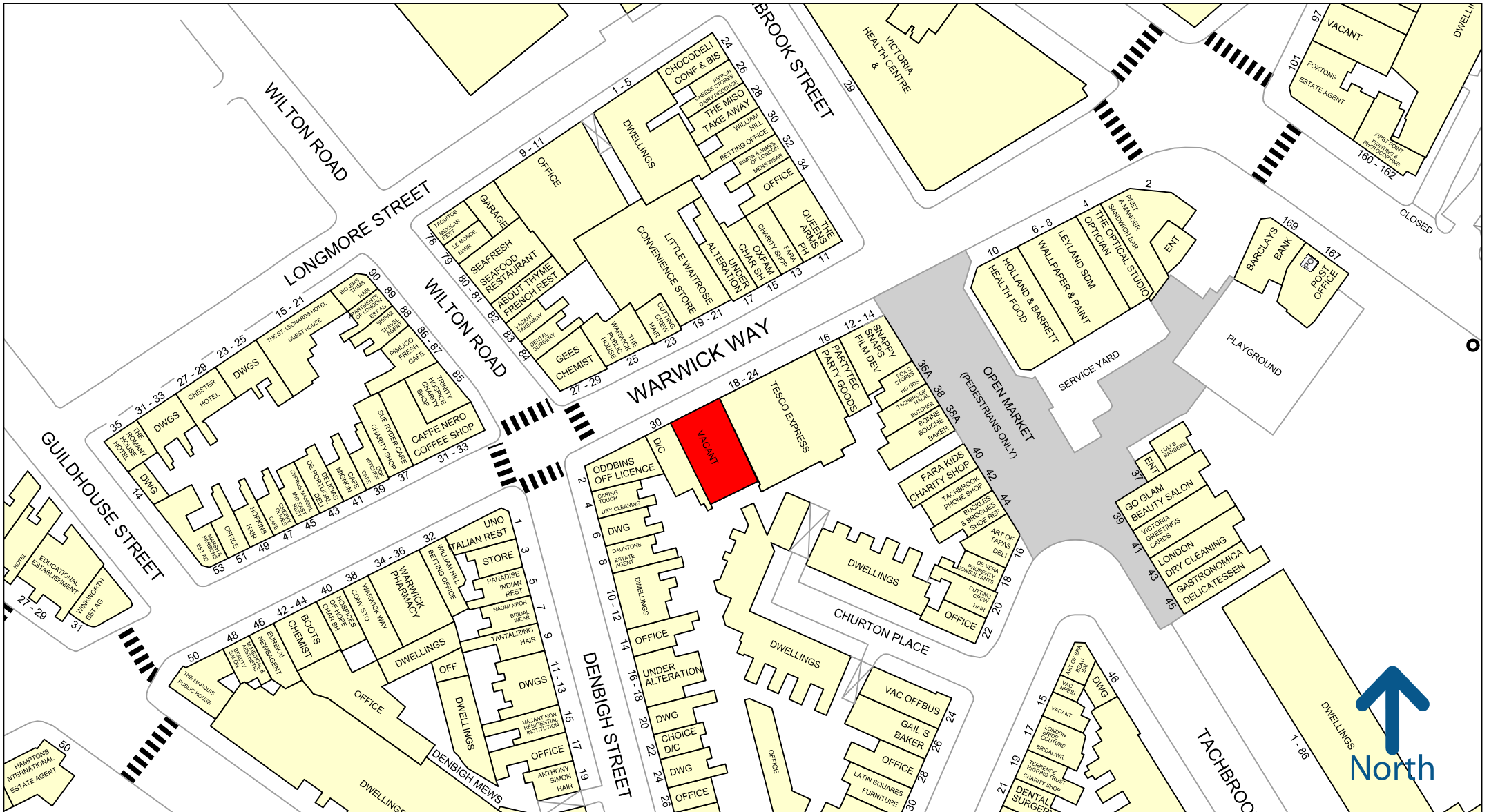
VIEWINGS - Strictly by appointment

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50 metres

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