

**45 Horseferry Road,
London, SW1P**



Fully Fitted Hair Salon available in the heart of Westminster

RETAIL

London | Consultancy | Transactions | Independent | Experienced

Location & Description

45 Horseferry is situated in the heart of Westminster, south of Westminster Abbey. Horseferry Road is a bustling location with strong footfall from nearby residents and office occupiers.

The property is well connected and in close proximity to St. James Park, Westminster and Pimlico underground stations giving access to the District, Circle, Victoria and Jubilee lines. Furthermore, Marsham Street Bus Stop provides access to Waterloo station within 12 minutes.

The unit is fully fitted out as a high end hair salon and includes air conditioning, lighting and a kitchenette. This would be a fantastic opportunity for an existing hair salon to utilise the previous occupiers fit out and start trading straight away.

Nearby occupiers include Pret A Manger, Sainsburys Local, Leon, and Itsu.

Rent

£57,500 pa.

Tenure

The property is available by way of a new lease for a term to be agreed. The lease is to be contracted outside of the Landlord & Tenant Act 1954.

Accommodation (NIA)

The premises is arranged over ground floor and basement level.

Description	sq ft	sq m
Ground Floor	991	92.1
Total	991	92.1

Business Rates

Rateable Value: £42,500 (1 April 2023)

Rates payable: £21,800

Interested parties are advised to make their own enquires with City of Westminster Council.



Planning

Class E

EPC

Available upon request.

Legal Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

Further Information and Viewing

Viewings are by appointment only via sole agents Levy Real Estate:

Liv England

t: 07530 807 800

e: liv.english@levyrealestate.co.uk

Greg Stalcup

t: 07825 191239

e: greg.stalcup@levyrealestate.co.uk

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. December 2024

Levy Real Estate LLP
Heddon House, 149-151 Regent
Street, London, W1B 4JD

T +44 20 7930 1070

E info@levyrealestate.co.uk

www.levyrealestate.co.uk



45 Horseferry Road,
London, SW1P



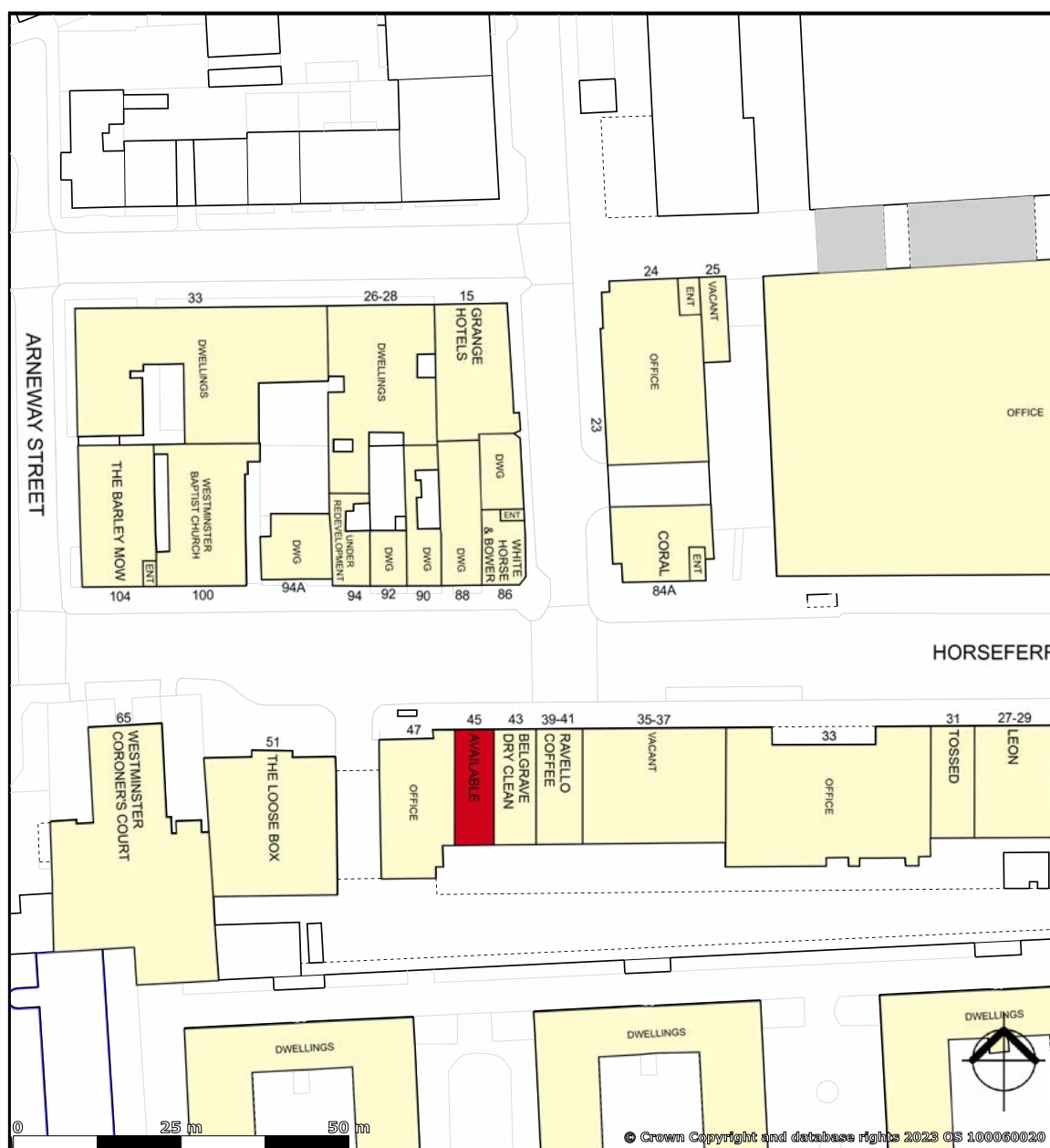
Fully Fitted Hair Salon available in the heart of Westminster

RETAIL

London | Consultancy | Transactions | Independent | Experienced

Location Plans

Not to scale, indicative only



MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. December 2024

Levy Real Estate LLP
Heddon House, 149-151 Regent
Street, London, W1B 4JD

T +44 20 7930 1070
E info@levyrealestate.co.uk

www.levyrealestate.co.uk



**45 Horseferry Road,
London, SW1P**

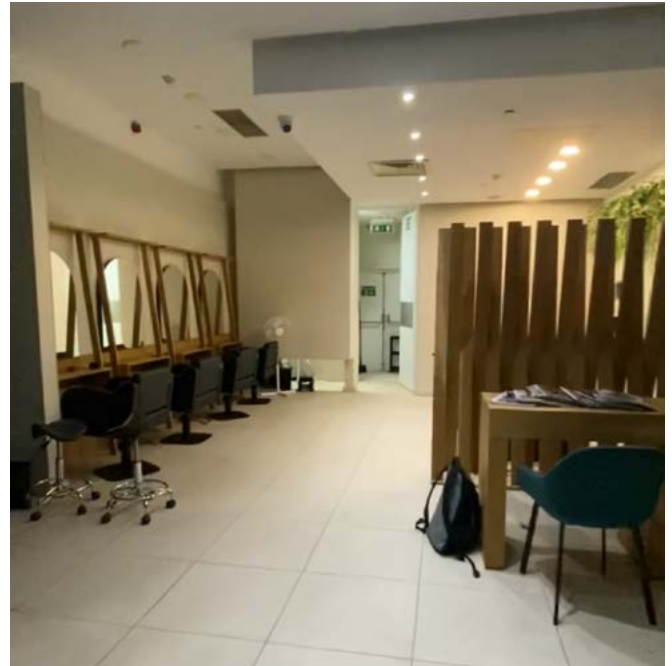


LEVY
REAL ESTATE

Fully Fitted Hair Salon available in the heart of Westminster

RETAIL

London | Consultancy | Transactions | Independent | Experienced



MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. December 2024

Levy Real Estate LLP
Heddon House, 149-151 Regent
Street, London, W1B 4JD

T +44 20 7930 1070
E info@levyrealestate.co.uk

www.levyrealestate.co.uk

