

## LONDON SW1 – 174 VAUXHALL BRIDGE ROAD, PIMLICO

SHOP / OFFICE TO SUB-LET / POTENTIAL NEW LEASE



### LOCATION

The property occupies a prominent position in this upmarket location close to Warwick Way. Nearby occupiers include **Holland & Barrett**, **Foxtons** and **Leyland**.

### THE PROPERTY

The premises are arranged on basement and ground floor and offers the following approximate dimensions and floor areas:-

Gross Frontage	-	4.7 m	15' 06"
Internal Width (max)	-	4.4 m	14' 07"
Shop Depth	-	12.1 m	39' 08"
Ground Floor	-	55.0 m <sup>2</sup>	600 sq.ft.
Basement (trap door access)	-	Unusable	

### USE

The property has been used as a bookmakers for many years and is suitable for a wide range of alternative uses.

### COSTS

Each party is to be responsible for their own legal and surveyors costs incurred in the transaction, with the incoming tenant to be responsible for the landlord's legal costs.

### LEASE

The property is held on a Full Repairing & Insuring lease inside the Landlord & Tenant Act expiring on 22<sup>nd</sup> December 2028 subject to an upward only rent review and tenant only break clause with effect 22<sup>nd</sup> December 2023 at a rental of **£25,000 p.a. excl.**

The property is potentially available on a new longer lease or a sub-lease up to the break clause.

### RATES

We are informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value	-	<b>£24,500</b>
<b>UBR (2021/2022)</b>	-	<b>49.9p</b>

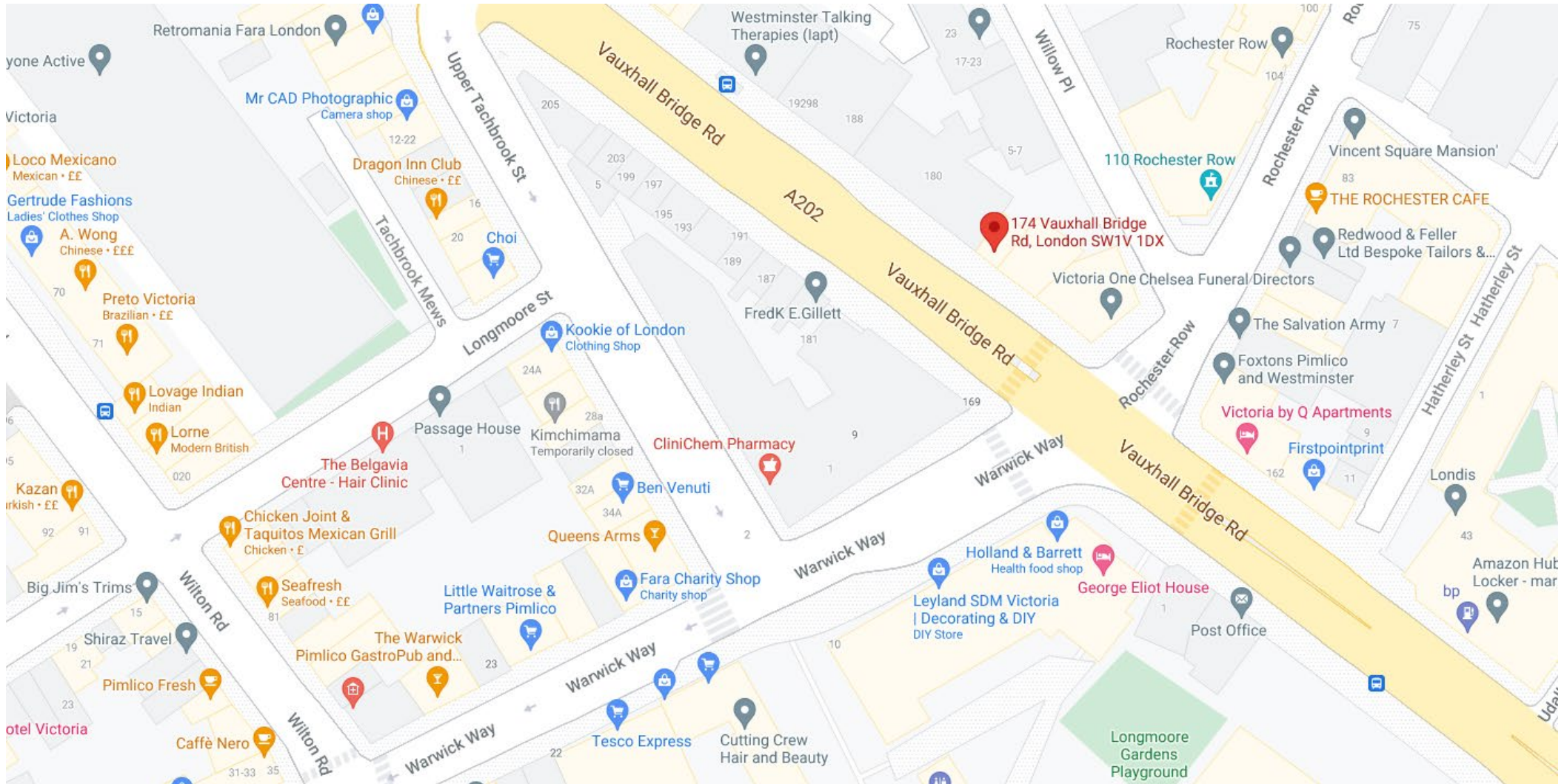
Various relief schemes are in existence and interested parties are recommended to make their own enquiries with the Business Rates Department of City of Westminster – Tel: 020 7641 7000

### INSPECTION

Viewings can only be carried out with prior notice by contacting:-

**Jim Moloney**      [jimmoloney@sprrg.co.uk](mailto:jimmoloney@sprrg.co.uk)

**Tel: 020 7409 2100**



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