

84/86 PETTY FRANCE LONDON SW1H 9EA

PRIME CLASS A1/A3 PREMISES AVAILABLE
NEW LEASE
50FT FRONTAGE



LOCATION

The premises are located along Petty France opposite the Ministry of Justice and within close proximity to Victoria Street, St James Park Tube Station and Buckingham Green together with a number of well-established retailers and restaurants.

LEASE

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed subject to 5 yearly upward only rent reviews.

RENT

£95,000 pax.

VAT

VAT will be charged at the appropriate rate, if applicable.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

EPC

An EPC will be made available upon request.

ACCOMMODATION

The premises are arranged on ground and basement floors having the following approximate areas:

Gross Frontage	53.51 ft	16.31 m
Ground Floor	1,179.89 ft	109.62 m
Basement Floor	1,224.89 ft	113.80 m

NB: The unit can be divided. Further details on request.

RATES

Rateable Value		£65,500
UBR 2018/19		49.3 p in the £
Rates Payable		£32,291.50

Interested parties are advised to verify these figures by contacting the local authority, Westminster City Council on 020 8315 2050.

VIEWING

Strictly by appointment through the landlord's **sole agents**.

CONTACTS

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