

# Victoria, London SW1

## 244 Vauxhall Bridge Road



### Location

The subject property is located in a prominent position on Vauxhall Bridge Road, opposite the junction with Gillingham St and Wilton Road – one of the core F&B pitches in Victoria.

Vauxhall Bridge Road is a major throughfare connecting Victoria, Westminster and Vauxhall. Victoria station is only a short walk from the property. There is ongoing development surrounding in the area where mixed used schemes are under construction.

### Demise

The property is arranged over basement and ground floor with an additional storage room, comprising of the following net internal floor areas:

|              |                    |                   |
|--------------|--------------------|-------------------|
| Ground Floor | 738 sq ft          | 68.6 sq m         |
| Basement     | 356 sq ft          | 33.0 sq m         |
| <b>Total</b> | <b>1,094 sq ft</b> | <b>101.6 sq m</b> |

### Tenure

A new effective FRI lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

### Rent

£55,000 per annum exclusive.

### Rates

|                       |                |
|-----------------------|----------------|
| <b>Rateable Value</b> | <b>£29,250</b> |
| <b>Rates Payable</b>  | <b>£14,596</b> |

Interested parties are advised to make their own enquiries to Westminster City Council on 020 7641 6000.

### EPC

Available upon request.

For further information or to arrange a viewing please contact:

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