

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 thoroughfare 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
Total	1,094 sq ft	101.6 sq m

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

Rateable Value	£40,500
Rates Payable	£15,471pa

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:

forge
020 7190 9801
forge-cp.com

Liam Jones
07990 335 016
liam@forge-cp.com

Amy Kenningham
07393 764 822
amy@forge-cp.com

*Or alternatively our joint
agent Alex Lewis at
Tuckerman on
07931 548 073*

