



54-55 Wilton Road,
London, SW1V 1DE

Coffee Shop / Deli
Opportunity

1,711 SQ FT

tuckerman.co.uk
020 7222 5511



Accommodation

Unit	Size (PSF)
Ground	978
Basement	733
TOTAL	1,711

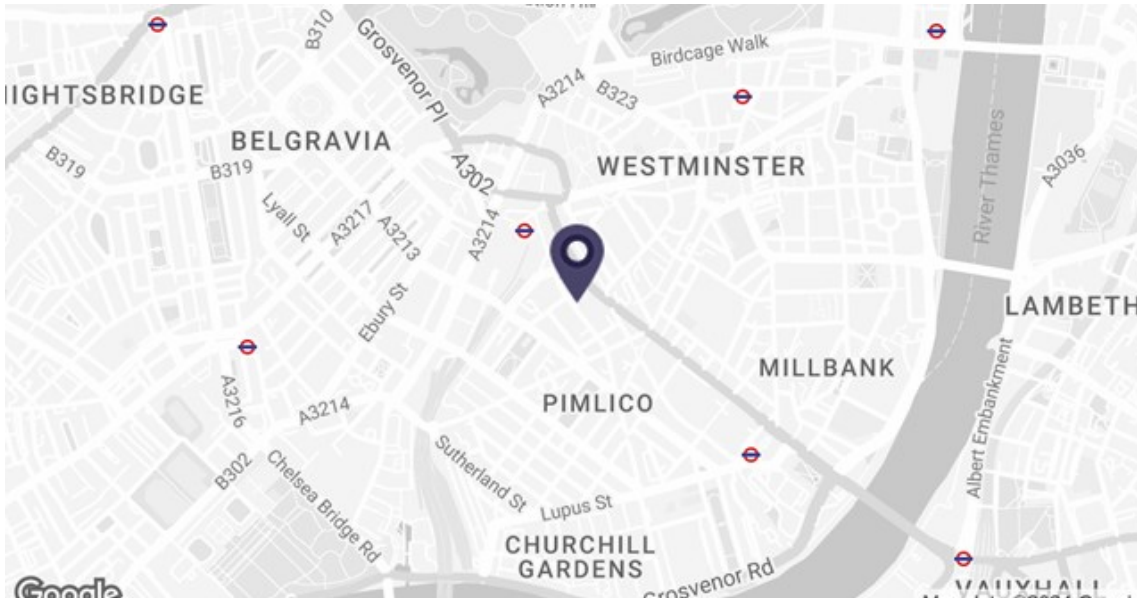
*all figures are approximate and exclusive of VAT

Description

The property comprises an mid terrace building with ground floor and basement accommodation currently trading as a coffee shop.

Situated in a prime Victoria location, Wilton Road is a short 5-minute walk from Victoria Station providing mainline rail services including the Gatwick Express as well as underground services(Victoria, District and Circle lines).

The area has an abundance of amenities in the immediate vicinity, providing staff and visitors alike with various shops and restaurants.



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1DE

Further Information

Lease Information

The property is available on the basis of a new lease with terms to be agreed. The lease will include a landlord redevelopment break on the 4th anniversary of the lease.

Rent

£50,000 per annum.

Service Charge

To be confirmed.

Rates

Approx. £21,760 per annum.

EPC

The premises has an EPC rating of 64, falling within Band C.

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