



Location

Located within Victoria Place Shopping Centre, attached to London Victoria National Rail Station, the second busiest station in the UK with 74 million passengers passing through in 2018/2019.

Victoria Place is a popular shopping and eating out destination and hosts a number of national restaurant and retail brands including McDonald's, Subway, Tortilla, Costa and Pret A Manger.

HIGHLIGHTS

- + Established Retail and Leisure Scheme
- + Located in close proximity to London Victoria National Rail Station
- + Victoria station benefits from 74 million passengers
- + Adjacent to operators including McDonald's, KFC, Subway and Tortilla
- + GIA approx 251 sq m (2,700 sq ft)

Description

The restaurant comprises an inline unit in Victoria Place shopping centre. There is small external seating area to the front elevation.

Accommodation

The premises are configured to provide accommodation all at first floor level and are laid out to provide a variety of tables and seating for circa 90 customers. Ancillary accommodation includes a catering kitchen with prep area and walk in fridge and freezer, thermostatically controlled beer cellar, staff facilities, managers office and customer toilets.

Approximate Floor Areas

The property has the following approximate gross internal area:

Upper Ground Floor	251 sq m (2,700 sq ft)
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Tenure

Held for a term of 10 years with effect from 19th December 2014 at a current rent of £116,120 per annum. The most recent annual service charge was £90,437.78.

A new lease may be available with the landlord.

Rateable Value

2017 £108,000

EPC

C-75

Viewings

All viewings must be arranged strictly by appointment with the sole agents Savills.

Branding

The former trading name and any branded items are not being included with the property which must be completely re-branded before being reopened.

Fixtures & Fittings

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required.

VAT

All figures quoted are exclusive of VAT.

Contacts

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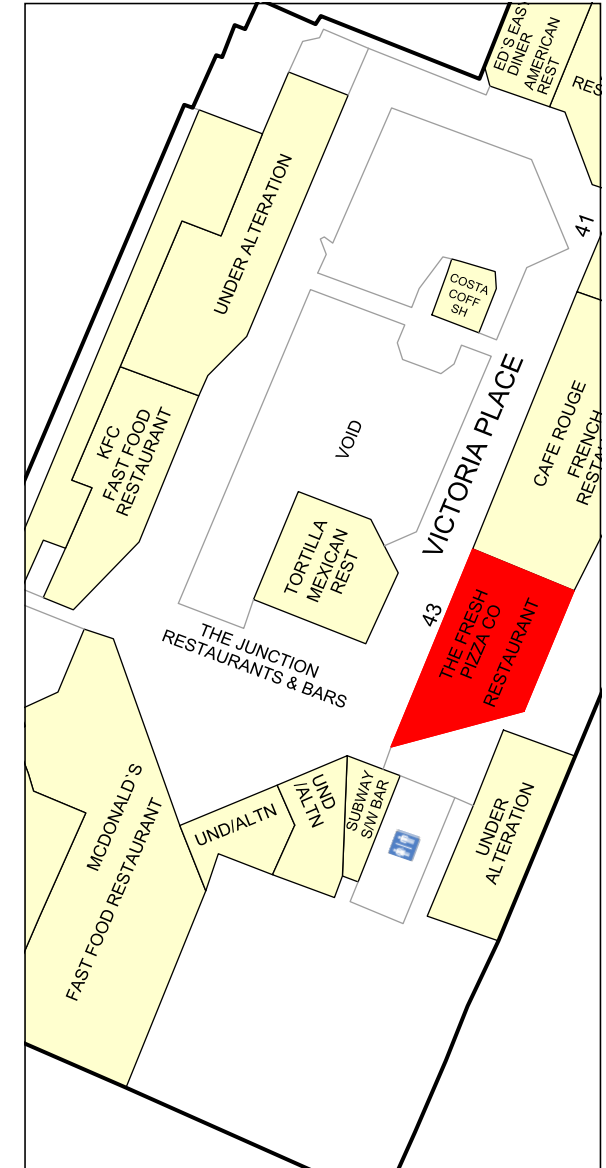
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7. FRESH PIZZA, LONDON VICTORIA

Victoria Place Shopping Centre, SW1W 9JT

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