



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 in London Victoria
- + Located in close proximity to London Victoria National Rail Station
- + London Victoria station benefited from 74 million passengers passing through in 2018/2019
- + Nearby occupiers include McDonald's, 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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FRESH PIZZA, LONDON VICTORIA
Victoria Place Shopping Centre, SW1W 9JT

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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 £58,170.

A new lease may be available with the landlord.

Rateable Value

2023 £101,000

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.

Important Notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

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.

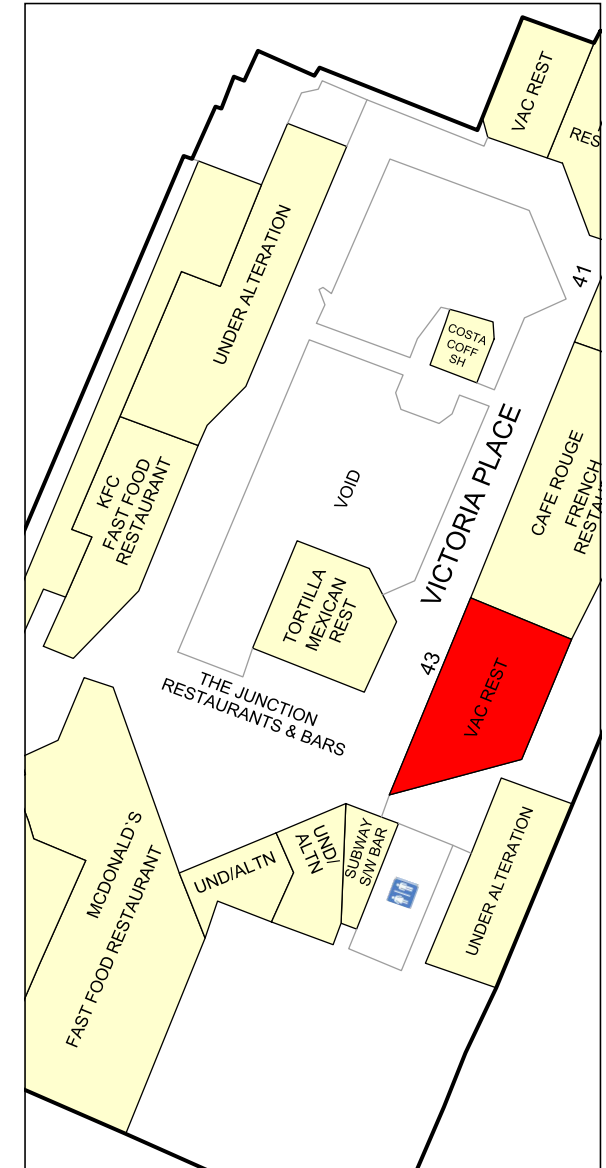
VAT

All figures quoted are exclusive of VAT.

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