



76 WILTON ROAD
PIMLICO, SW1V

**Offers in Excess of
£1,850,000**

UNBROKEN FREEHOLD

Investment Summary

- Total income circa. £108,000 per annum.
- Total GIA of 1,945 Sq.Ft (180.69 Sq.M)
- Commercial Lease Terms – £72,000 per annum.
- Residential Lease ERV - £33,000 per annum.
- Gross yield 5.68%
- The property is being sold via an Informal Tender Process, please contact for more details.

Chestertons Capital Markets
capital.markets@chestertons.co.uk

THE BUILDING

Mixed-Use building. Commercial premises on the Ground & Lower Ground Floors, with a two bedroom duplex residential flat with a private roof terrace above.

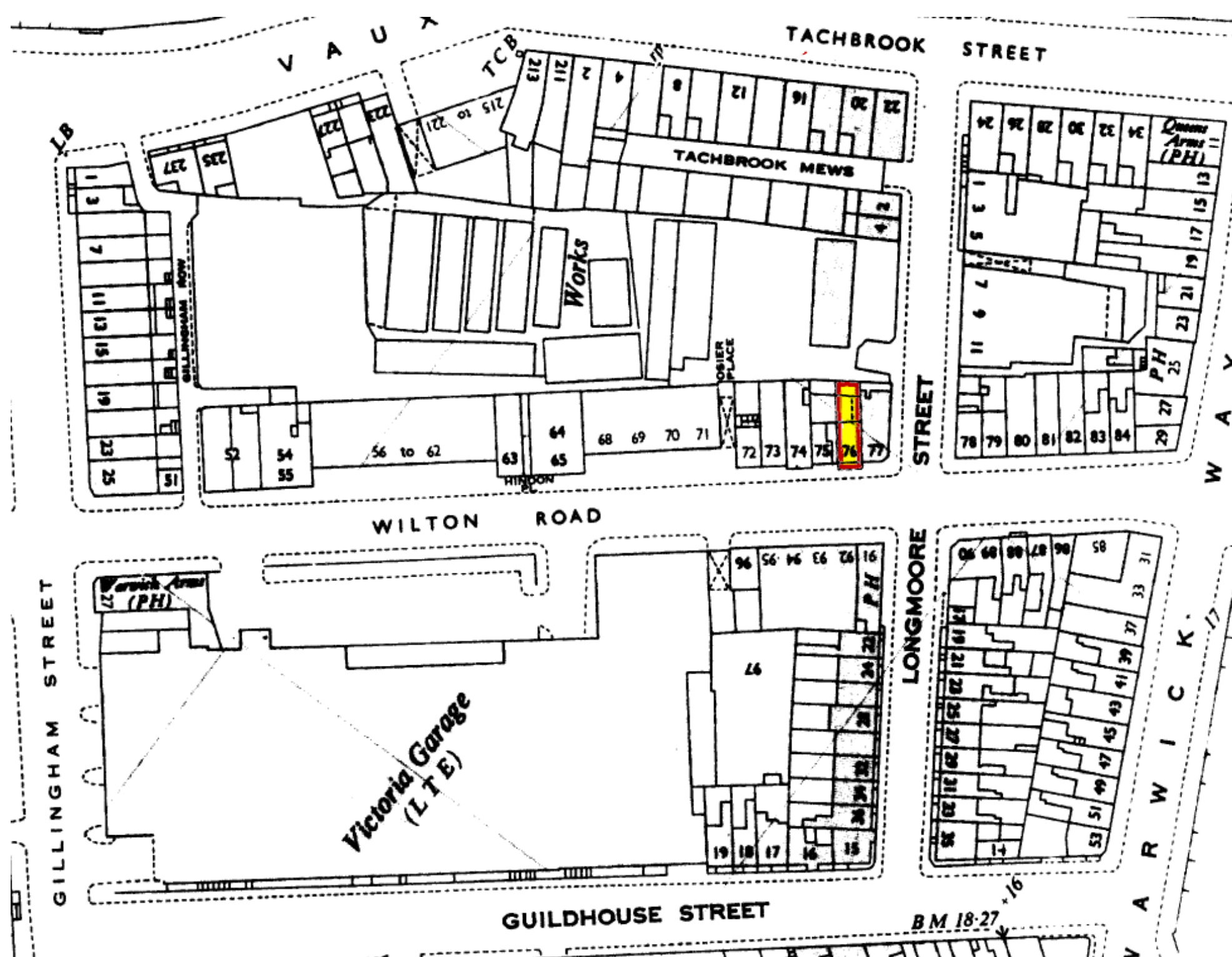
·Commercial Lease Terms – Restaurant at a passing rent of £72,000 per annum for a term of 15 Years from 24th November 2016.

·Residential Lease ERV – £2,750 per calender month, paying £36,000 per annum.

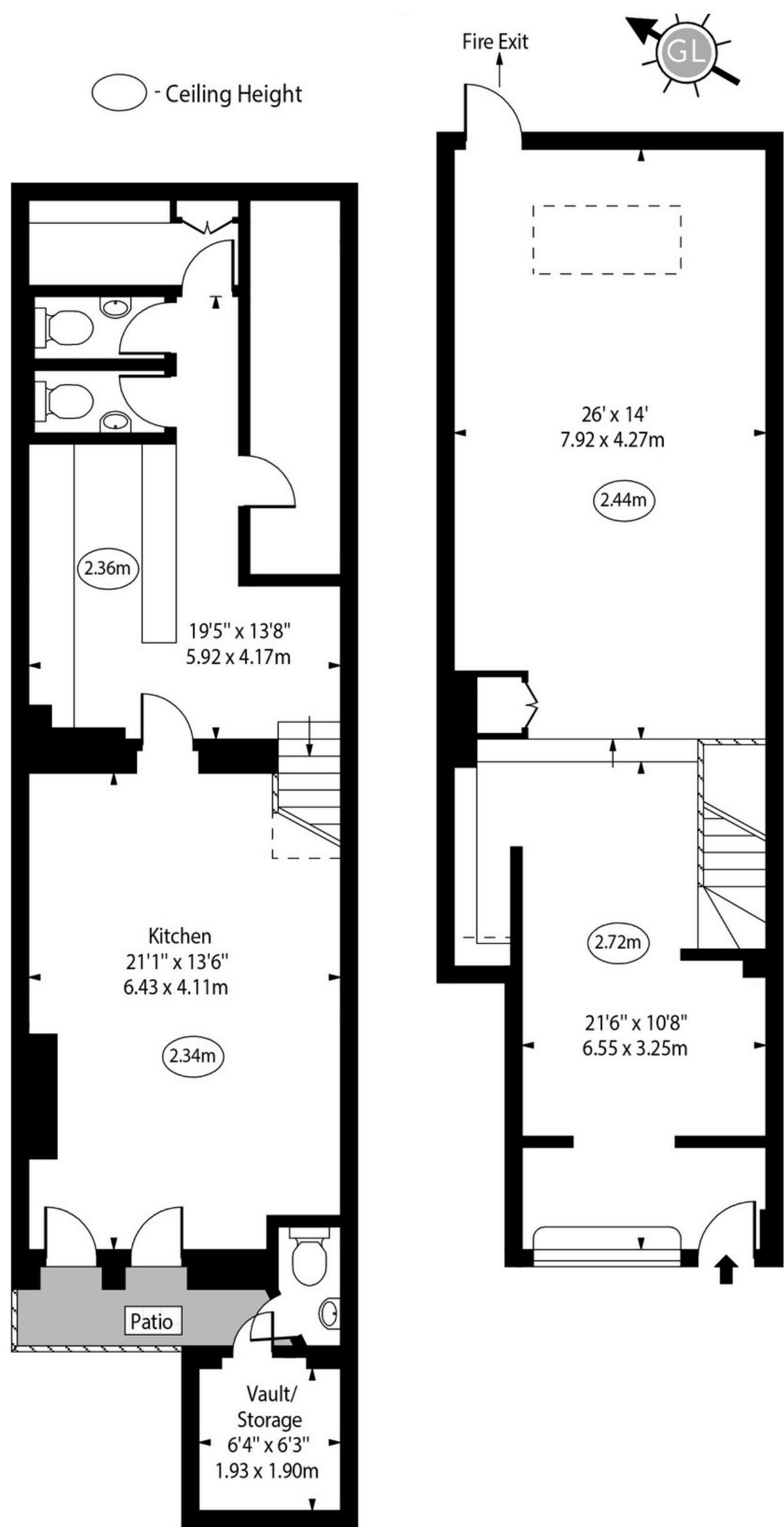


LOCATION

The property is situated on Wilton Road, between Victoria and Pimlico, within the administrative jurisdiction of the London Borough of Westminster. It offers excellent transport links, being just moments away from Victoria Station, which provides access to the Victoria, District, and Circle lines, mainline services, and the Gatwick Express.



Commercial Shop



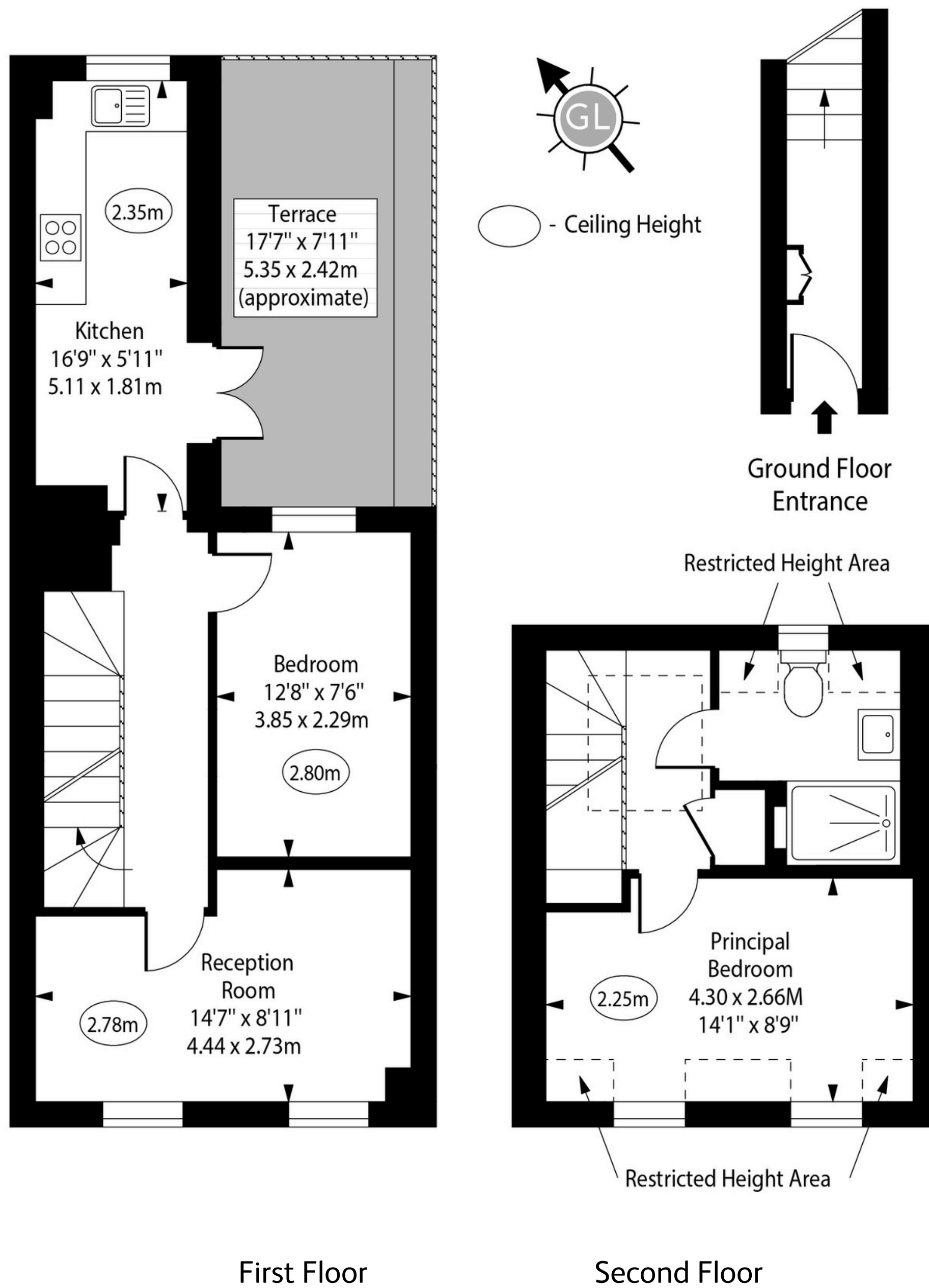
Lower Ground Floor

Ground Floor

Net Internal Area **1,135 Sq.Ft (105.44 Sq.M)**
(Excluding Vault and Storage)

Gross Internal Area **1,260 Sq.Ft (117.05 Sq.M)**
(Excluding Vault and Storage)

Residential Flat



Gross Internal Area **685 Sq.Ft (63.64 Sq.M)**

Floor Area Including Restricted Heights **708 Sq.Ft (65.77 Sq.M)**

CONTACT US TO DISCUSS FURTHER OR ARRANGE A VIEWING



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