

**ANDREW
REEVES**

Commercial Property

1 Aylesford Street, Pimlico London SW1V 3RY



Refurbished Class E premises
Quiet location near Pimlico station
1,422 sft (132.1 sqm)
£65,000 per annum

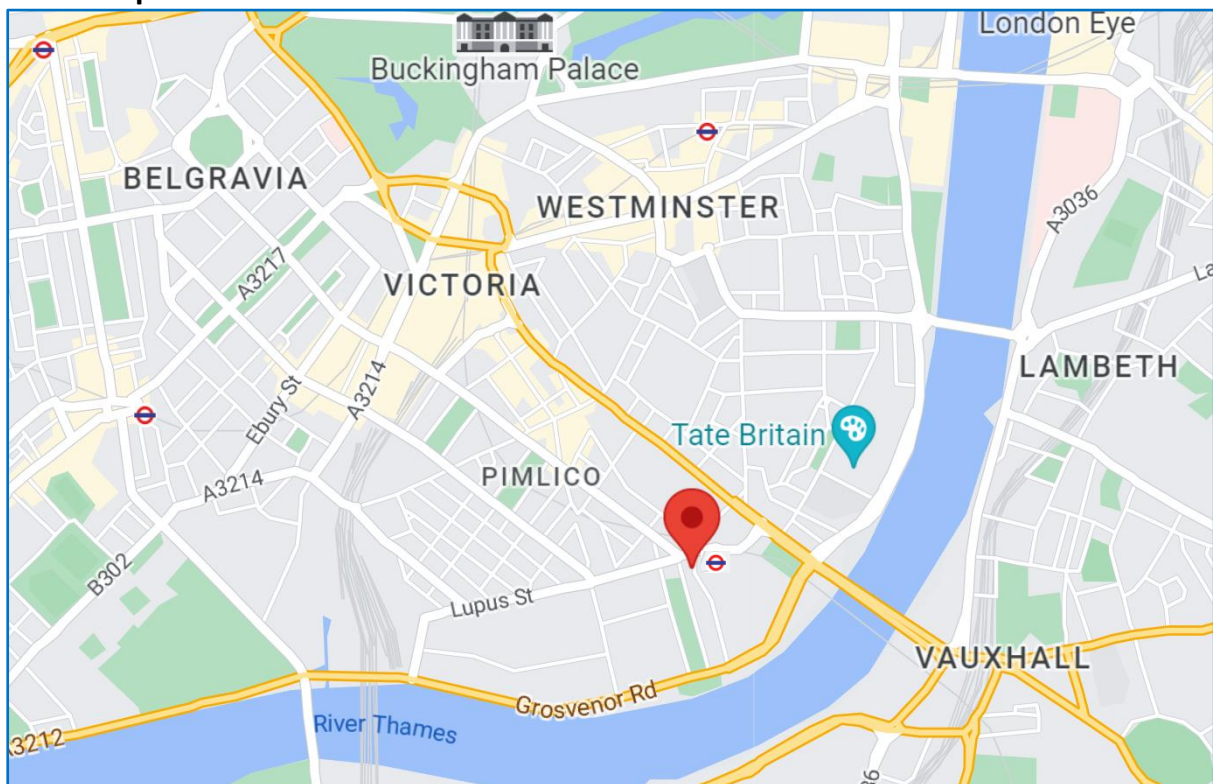


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Location: The property is located in south Pimlico approximately 100 metres from Pimlico London Underground station (Victoria Line). Victoria station is a 15 minute walk to the northwest. Vauxhall station is a 10 minute walk to the southeast over the River Thames.

The property is located in a quiet, relatively densely populated, residential area, albeit 50 metres from the parades of shops and restaurants arranged around Pimlico Underground station.

Location plan:



Description: A ground floor commercial unit comprising a large central open-plan area, two meeting rooms, a kitchen and three WCs. The property is air-conditioned with gas-fired central heating. There are various rooflights providing good natural light.

The property is newly refurbished in February 2023.

Floor areas: A Net Internal Area (NIA) of approximately **1,422 sft (132.1 sqm)**

Business Rates: The Rateable Value of the commercial element is £48,750. Note that this is not the amount you will pay. Interested parties should make their own enquiries.

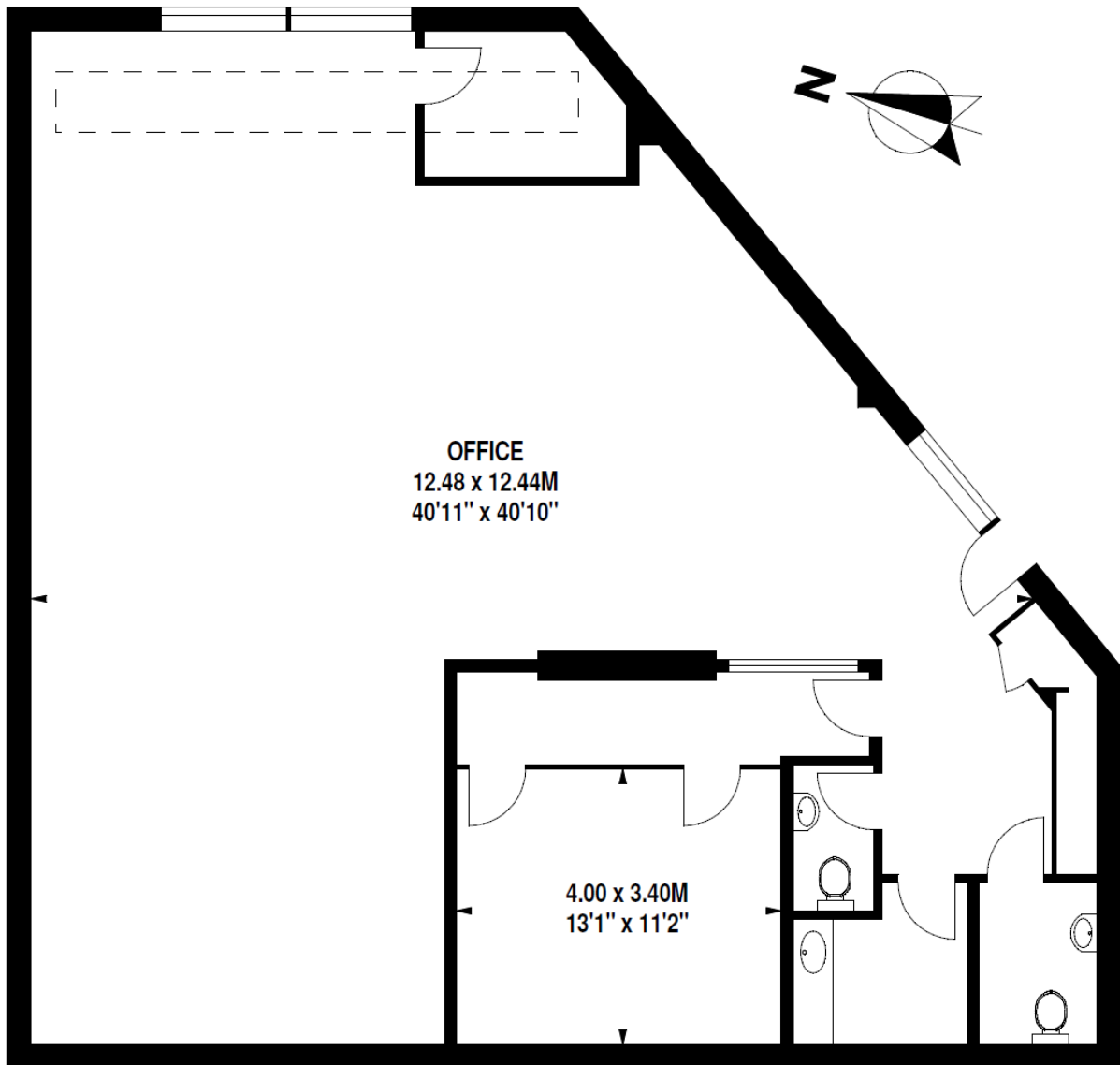
New Lease: Our client is offering a new lease on terms to be agreed.

EPC: The [Commercial EPC](#) for the property is rated E.

User: The property has [Class E](#) commercial use suitable for retail, office and medical/health related uses.

All enquiries and for viewings: Please contact James Reeves MRICS
james.reeves@andrewreeves.co.uk and 07940570969 / 0207 881 1320

Floorplan:



Photos:



These marketing particulars are not intended to, nor shall they, form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between the respective parties' solicitors.