

**ANDREW
REEVES**

Commercial Property

52 Lupus Street, Pimlico London, SW1V 3EE



**Class E commercial premises to let
Ground & Lower Ground
1,233 sft (114.5 sqm)
£37,500 per annum**



81 ROCHESTER ROW, WESTMINSTER, LONDON SW1P 1LJ

Telephone: 020 7881 1340

Email: commercial@andrewreeves.co.uk
andrewreeves.co.uk

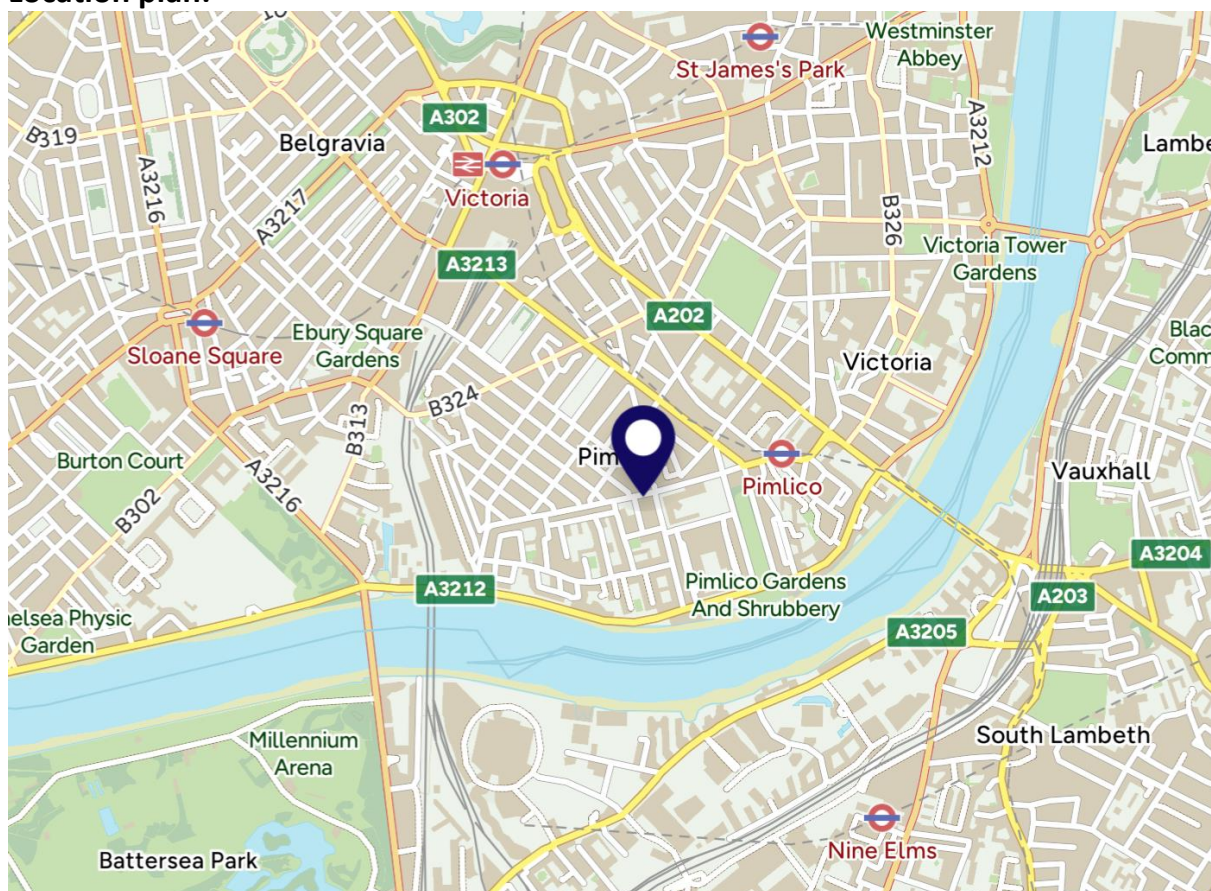
Location: Located in southern Pimlico, Lupus Street is a major arterial route linking Pimlico and Chelsea with Westminster, Vauxhall, Nine Elms, Battersea and Clapham. It is a bus route and a busy local shopping location, with nearby occupiers including Tesco Express, Greggs, Pizza Hut and a range of independent shops, cafes, delicatessens and restaurants.

Lupus Street is also the site of two large schools and is a popular residential area with many apartment blocks and attractive converted Victorian houses. A statue to the designer of many of these houses, Thomas Cubitt, is located 10 metres from 52 Lupus Street (see photos below).

The property is prominently located at the junction of four roads - Lupus Street, Denbigh Street, Claverton Street and St George's Drive. Pimlico Tube station is a short walk to the east and Victoria Station is a 15 minute walk to the north. Battersea Power Station development is just over the river.

The property forms part of a parade of mainly independent retailers.

Location plan:



Description: Commercial premises arranged as an open-plan ground floor retail area with separate kitchen, storage and WC. The lower ground comprises a storage

area with good natural light and a door out to the rear shared courtyard. Note there is no general pedestrian or vehicular access to the rear courtyard.

The lower ground floor provides a fire exit for the adjacent commercial premises, which currently operates as a medical therapy centre.

Both the shop and the lower ground floor have been fitted to a good standard with suspended ceilings, modern lighting, air conditioning, and good quality fittings throughout.

Floor areas:

Net Internal Areas:

Ground floor: 829 sq ft (77.0 sqm)

Lower ground floor: 404 sq ft (37.5 sqm)

Total: 1,233 sq ft (114.5 sqm)

Note the basement floor area does not include the rear shared yard

Business Rates: The Rateable Value of the ground floor commercial premises is £27,000. Note that this is not the amount you will pay and interested parties should make their own enquiries concerning further discounts that may be available including the [Retail Discount](#) and the Small Business rate relief.

Asking Rent: £37,500 per annum

New Lease: The property is available on a new lease on terms to be agreed.

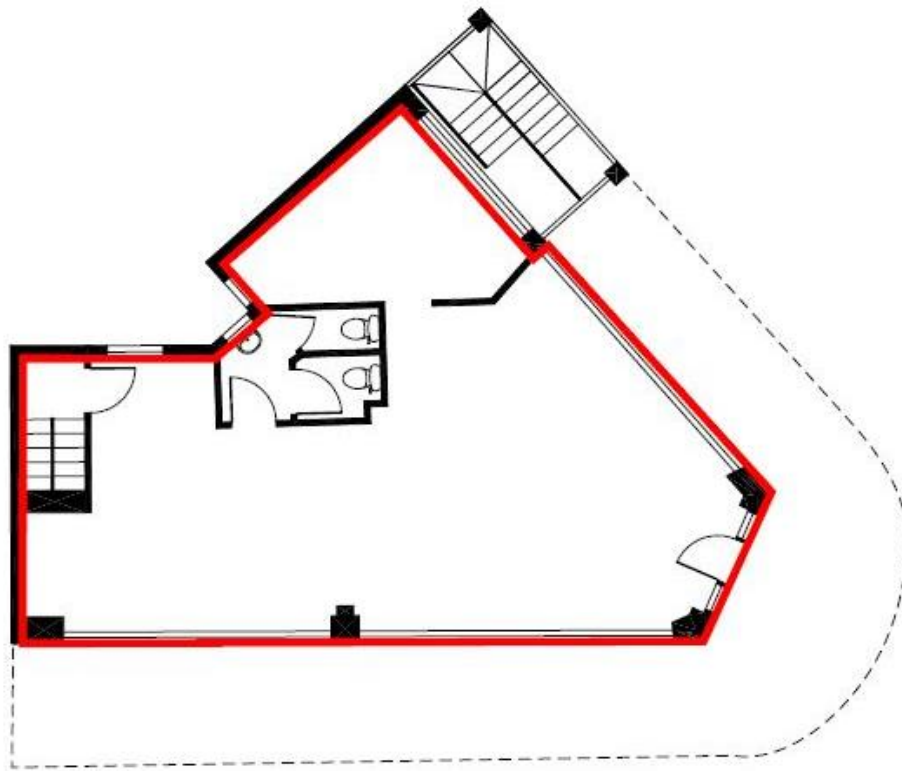
EPC: The EPC for the property is rated B.

User: The property has Class E planning use suitable for a range of uses including retail, medical and office uses.

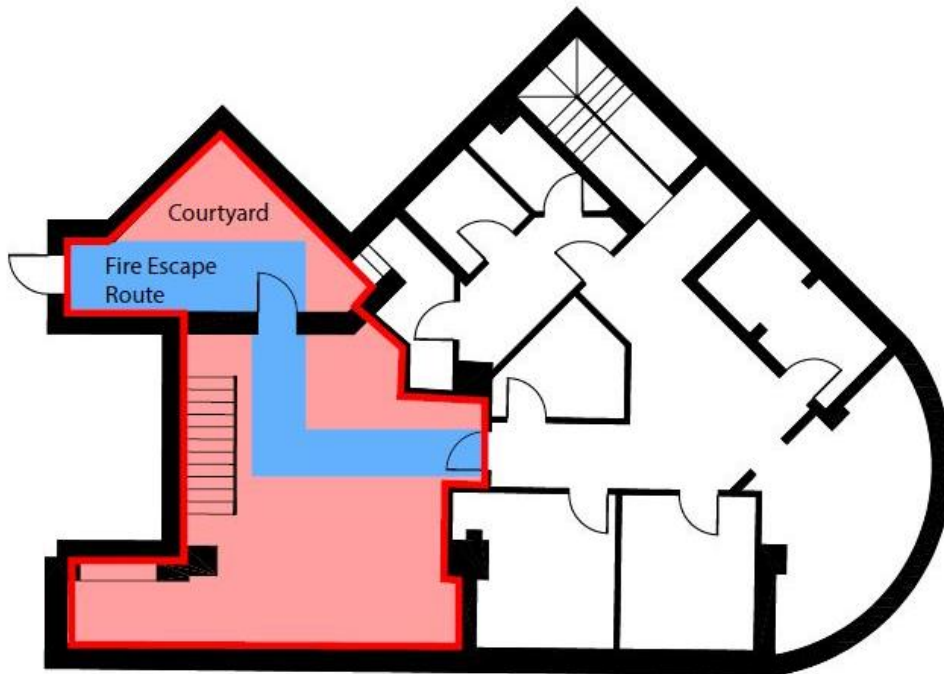
All enquiries and for viewings: Please contact James Reeves MRICS
james.reeves@andrewreeves.co.uk and 07940570969 / 0207 881 1320

See Floorplan and Photos below.

Floorplan:



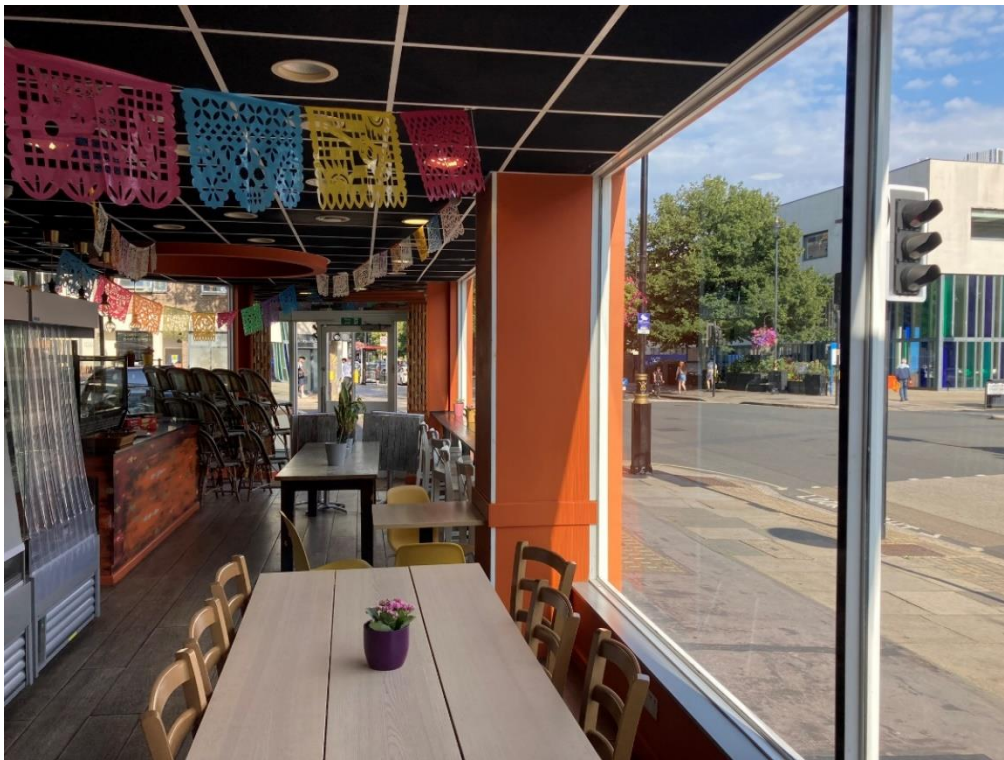
Ground Floor



Basement

The red line indicates the extent of the property, the pink area is lower ground area of the property through which a right of fire escape for the adjacent occupier passes.

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.