

78 Lupus Street,
Pimlico London,
SW1V 3EL

Class E commercial unit

Fully refurbished

763 sq ft (70.9 sqm) Usable
area arranged over ground
and lower ground **plus** vaults
and rear yard.

Available to let.
£27,000 pa

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REEVES

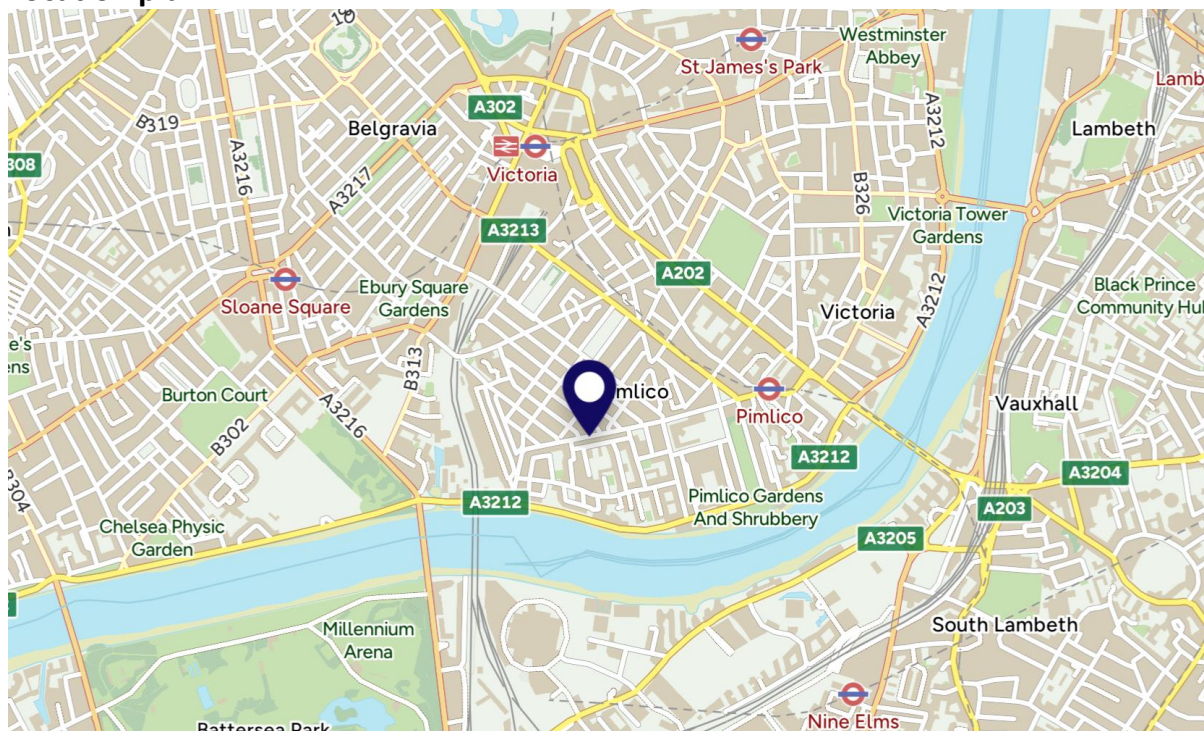


Location: Located in southern Pimlico, Lupus Street forms a major arterial route linking Pimlico with Chelsea, Victoria, Westminster, Vauxhall, Nine Elms, Battersea and Clapham. It is a bus route and a busy local shopping centre, with occupiers including Tesco Express, Greggs (immediately opposite No 78), Pizza Hut and a range of independent shops, cafes and restaurants.

Lupus Street is also the site of two large schools and is a popular residential area with many apartment blocks and converted Victoria houses.

The premises forms part of the established retail parades on Lupus Street near the junction with Winchester Street. Pimlico tube station (Victoria Line) is a 5 minute walk away and London Victoria Station is a 10 minute walk to the north. The Tate Britain gallery is a 10 minute walk to the east. Battersea Park and the Battersea Power Station development are a 20 minute walk over the river to the south.

Location plan:



Description: The property comprises commercial premises arranged as an open-plan ground floor retail area with separate kitchenette, plus two good sized rooms in the lower ground floor and a WC, pavement vaults and a large rear yard.

The property is in refurbished condition.

Floor areas:

Net Internal Areas

Ground floor:	370 sq ft	(34.4 sqm)
Lower ground floor:	393 sq ft	(36.5 sqm)
Total:	763 sq ft	(70.9 sqm)

Pavement vaults	297 sq ft	(27.6 sqm)
Rear Yard	394 sq ft	(36.6 sqm)

Rateable Value: From 1 April 2026 the Rateable Value is £15,750. Note that this is not the amount payable and interested parties should make their own enquiries. Based on the retail, hospitality and leisure (for which occupiers must be eligible) the Rates Payable would be £6,017 pa (£501 pcm). Note that the VOA uses the postcode "SW1V 3EB" For this property.

Service Charge & Insurance: The (2024/25) annual service charge payable was £1,480 per annum. The buildings insurance contribution for 2024/25 was £2,121.

Planning: The property has Class E use and can be used for retail, office, medical and related uses.

Asking rent: £27,000 per annum exclusive.

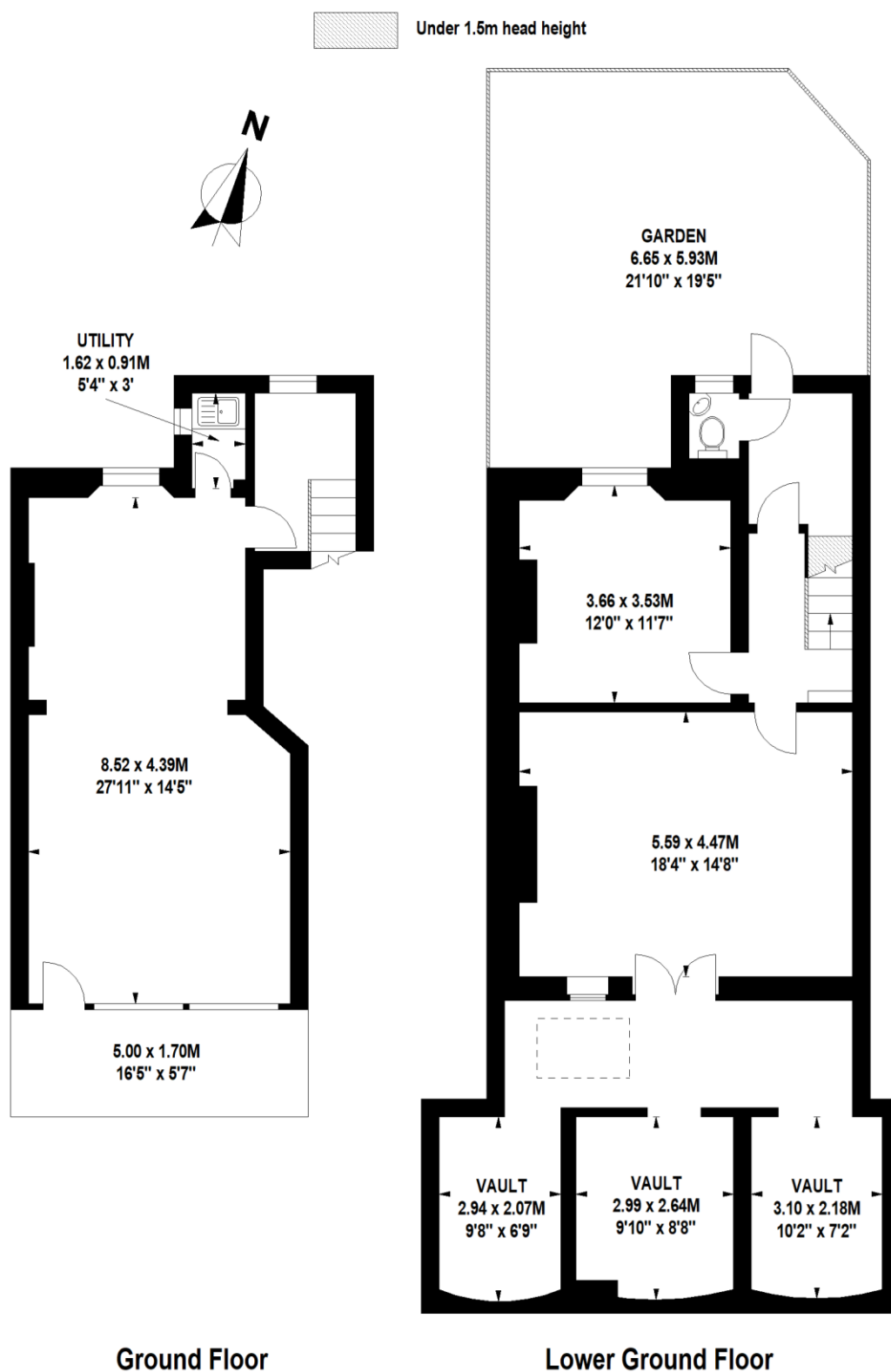
New Lease: The property is available on a new commercial lease for a term to be agreed.

All enquiries and for viewings:

Please contact James Reeves MRICS

james.reeves@andrewreeves.co.uk 07940570969 / 0207 881 1320

Floorplan:



Ground Floor

Lower Ground Floor

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.