

72 Rochester Row, Victoria, SW1P

Retail unit to let - 1,466 Sq.Ft.



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Location

The subject premises is situated in the heart of Westminster, on the Northeastern corner of Vincent Square. It is well located, within a 10-minute walk from Victoria, St James' and Pimlico stations and benefits from attractive glass frontage and well maintained façade.

The rectangular floorplate allows for easy customisation and would suit a variety of retail uses and service providers, with additional sales or ancillary space offered via the basement and mezzanine levels.

Nearby operators include the Blue Orchard Hotel, Argos, Sainsburys, Caffé Nero, Tip Toe Dog & Cat Grooming and the Rochester Café.

Accommodation

The premises is arranged over ground, basement and mezzanine floors.

It comprises the following approximate net internal floor area:

Description	sq ft	sq m
Ground Floor	873	81.10
Basement	340	31.59
Mezzanine	253	23.50
Total	1,466	136.19

Tenure

The property is available by way of a new fully repairing and insuring lease for a term to be agreed, subject to upwards only rent reviews every 5 years.

Lease to be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II), as amended.

Rent

£50,000 per annum exclusive.

Business Rates

As per the Valuation Office Agency the following applies in terms of business rates as of 1st April 2023:

Rateable Value: £51,000
UBR: 0.499
Business Rates payable: £25,500

EPC

Certificate available on request.

Legal Costs

Each party to bear their own legal costs.

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Further Information and Viewing

Viewings are by appointment via Levy Real Estate.

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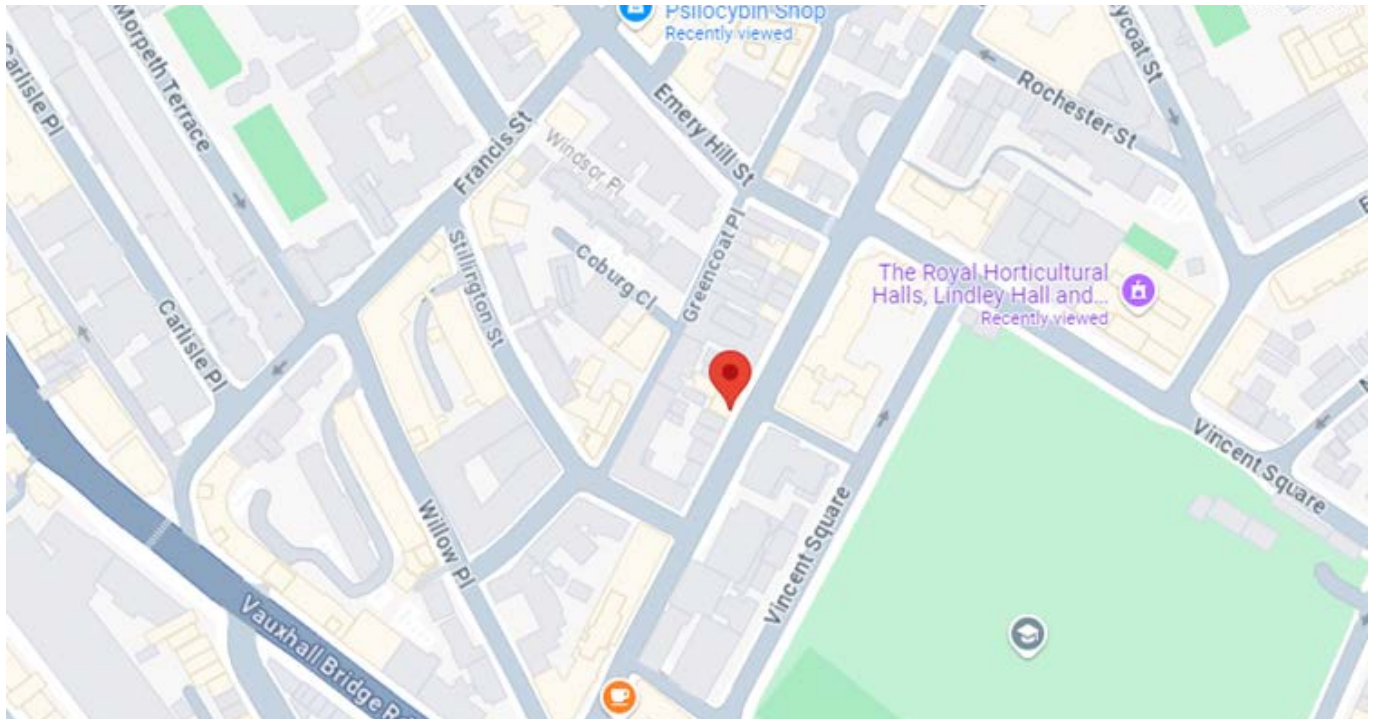
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Location Plan



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