

**45 Horseferry Road,  
London, SW1P**



**Fully Fitted Hair Salon available in the heart of Westminster**

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## Location & Description

45 Horseferry is situated in the heart of Westminster, south of Westminster Abbey. Horseferry Road is a bustling location with strong footfall from nearby residents and office occupiers.

The property is well connected and in close proximity to St. James Park, Westminster and Pimlico underground stations giving access to the District, Circle, Victoria and Jubilee lines. Furthermore, Marsham Street Bus Stop provides access to Waterloo station within 12 minutes.

The unit is fully fitted out as a high end hair salon and includes air conditioning, lighting and a kitchenette. This would be a fantastic opportunity for an existing hair salon to utilise the previous occupiers fit out and start trading straight away.

Nearby occupiers include Pret A Manger, Sainsburys Local, Leon, and Itsu.

## Rent

£57,500 pa.

## Tenure

The property is available by way of a new lease for a term to be agreed. The lease is to be contracted outside of the Landlord & Tenant Act 1954.

## Accommodation (NIA)

The premises is arranged over ground floor and basement level.

Description	sq ft	sq m
Ground Floor	991	92.1
<b>Total</b>	<b>991</b>	<b>92.1</b>

## Business Rates

Rateable Value: £42,500 (1 April 2023)

Rates payable: £21,800

Interested parties are advised to make their own enquires with City of Westminster Council.



## Planning

Class E

## EPC

Available upon request.

## Legal Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

## Further Information and Viewing

Viewings are by appointment only via sole agents Levy Real Estate:

### Liv England

t: 07530 807 800

e: liv.England@levyrealstate.co.uk

### Greg Stalcup

t: 07825 191239

e: greg.stalcup@levyrealstate.co.uk

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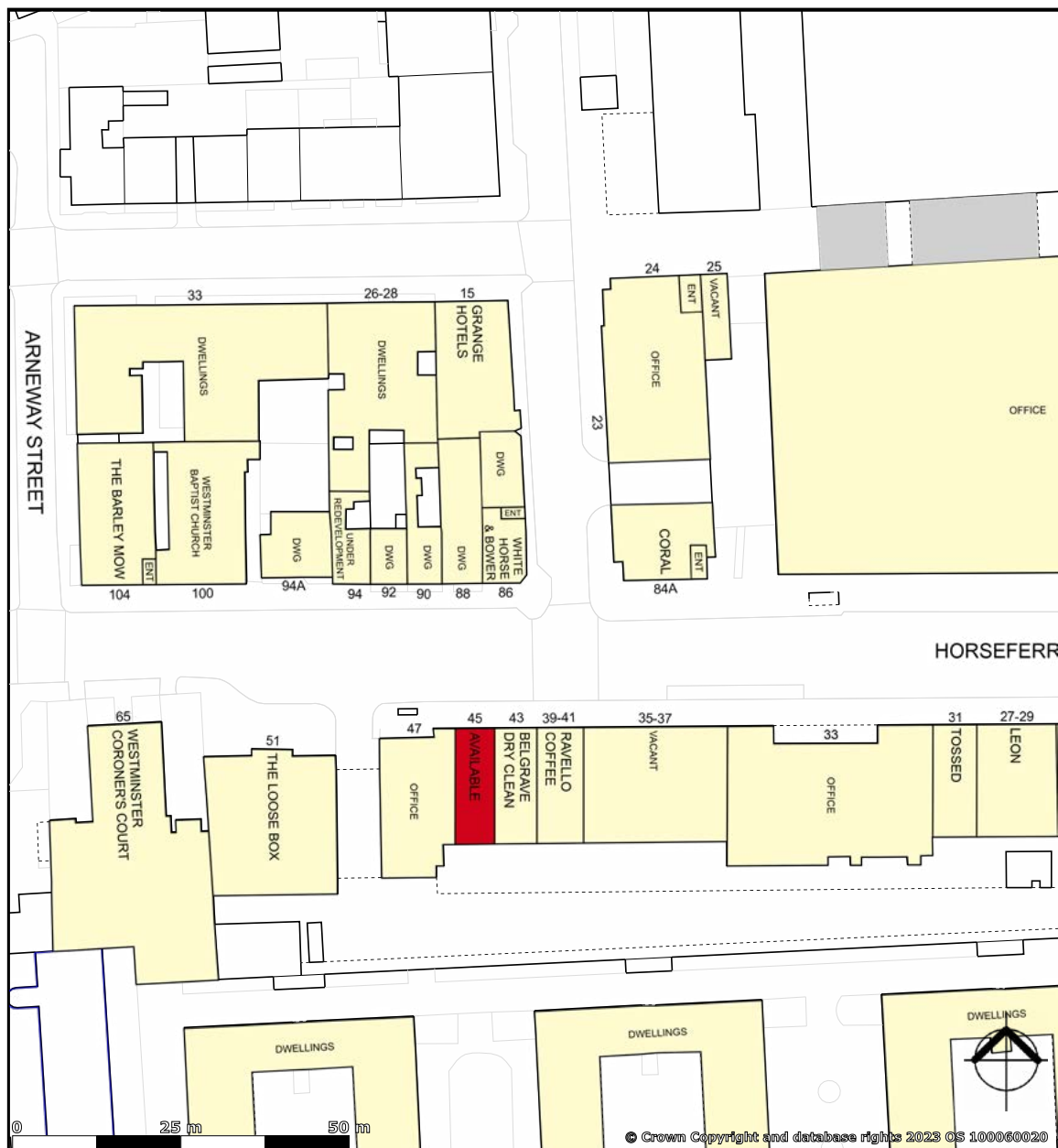
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## Location Plans

Not to scale, indicative only



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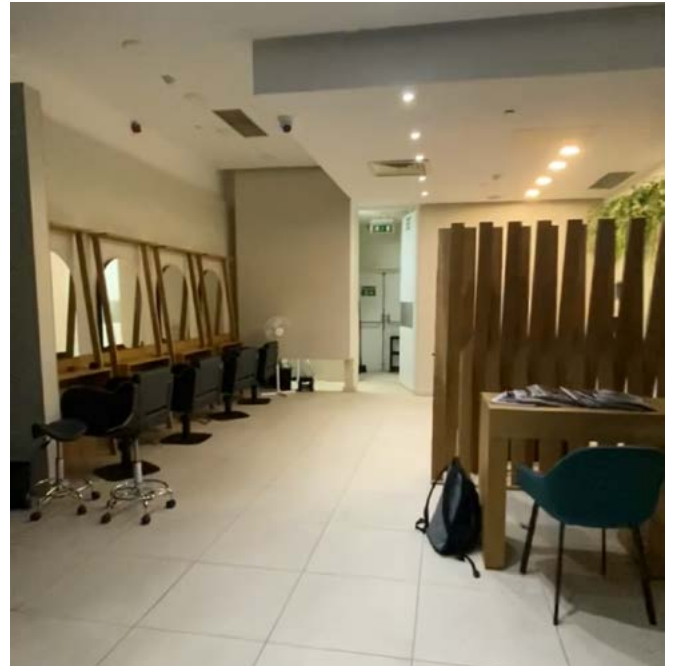
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