



75 Page Street, Victoria, London SW1P 4EJ

Location

The premises occupy an attractive corner unit beneath a prime residential building in a prominent location in Victoria on Page Street at the junction with Marsham Street. The immediate vicinity boasts an affluent residential catchment and large office population, including Burberry's worldwide headquarters and several central Government occupiers. Nearby operators include Pret a Manger, Sainsbury's, Café Nero and Tossed along with other independents. For a better understanding of the location please review [Google Street View](#)

Description

The premises are arranged over ground floor and basement and are fully fitted as a restaurant/café. The unit benefits from existing M&E and extraction, as well as an attractive spiral staircase leading to the basement, although this can be adapted easily to suit a variety of users.

We understand the approximate Gross Internal Area to be:

Ground Floor	132.06 sq m	1,421 sq ft
Basement	122.68 sq m	1,320 sq ft
Total	254.74 sq m	2,741 sq ft

Tenure

The premises are available on a new effective FRI lease for terms to be agreed.

Rent

Offers in excess of £60,000 per annum.

Planning

The premises benefit from E Class Use (A1, A2, A3, B1, D1, D2) use class.

Licensing

The premises benefit from a licence allowing the sale of alcohol at the following times:

Monday to Thursday	10.00am to 23.00pm
Friday to Saturday	10.00am to 00.00am
Sunday	12.00pm to 22.30pm

Further Details

An EPC has been commissioned and can be made available on request.

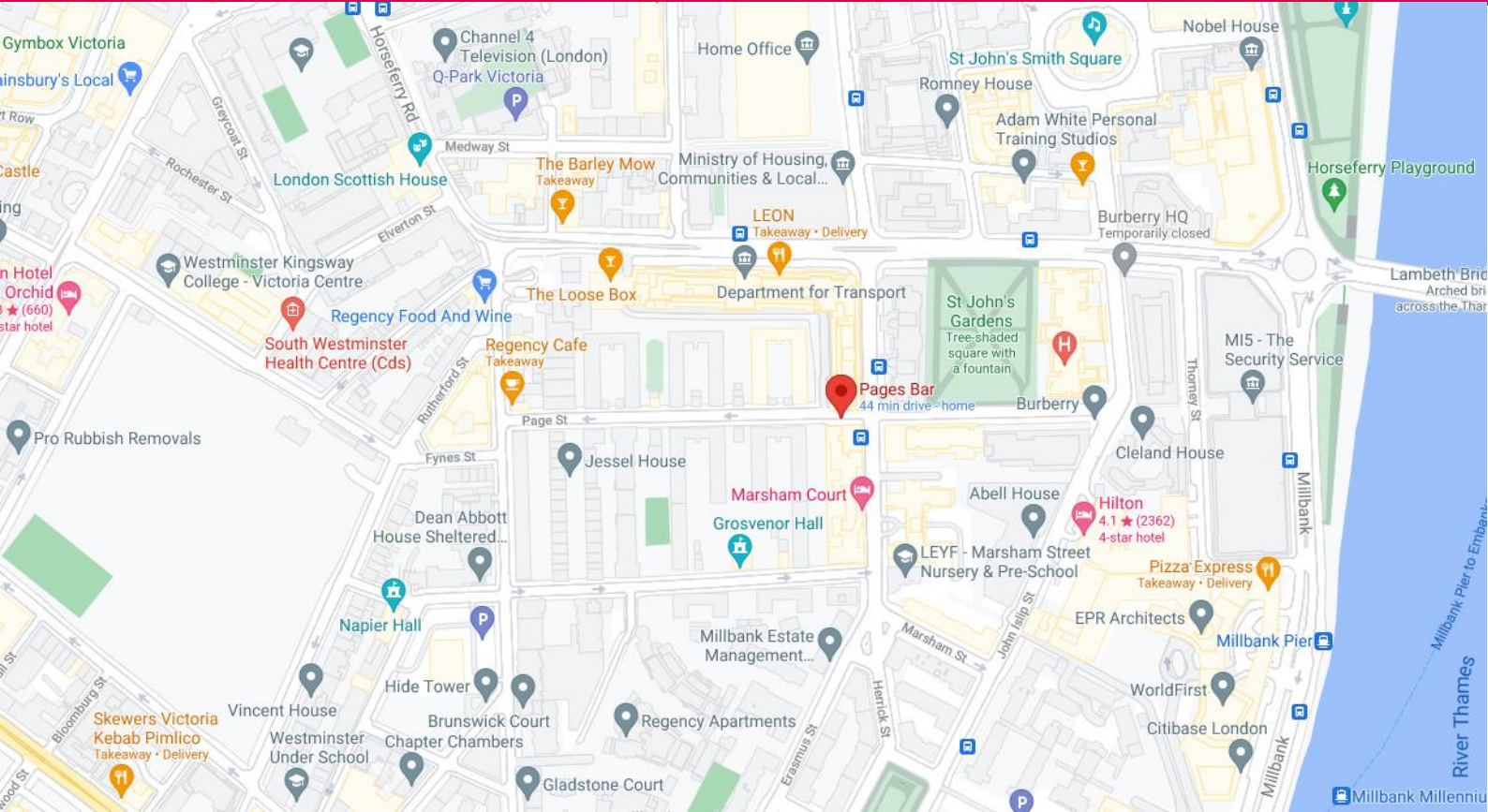
Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agents

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