



15 Greycoat Place, Westminster, London, SW1P 1SB

Location

The premises are located on Greycoat Place, just off Victoria Street itself. The area benefits from a dense office population and numerous residents. There is a significant amount of development in the immediate vicinity including Northacre's redevelopment of Scotland Yard and the Westminster Fire Station. St James Park underground station is nearby.

For a better understanding of the location please review [Google Street View](#)

Description

The prominent corner unit has the benefit of outside seating and is fitted out simply and neutrally as Café and would easily adapt to a variety of formats.

We understand the approximate Gross Internal Area to be:

Ground Floor	25 sq m	269 sq ft
Basement	17 sq m	183 sq ft
Total	42 sq m	452 sq ft

Tenure

New 10 year lease has recently been agreed from 23 July 2019 at a passing rent of £26,100 pax, subject to 5 yearly rent reviews. The service charge payable is £1,457.84 plus VAT and the rates payable are £6,792.17.

Premium

Premium offers in the region of £35,000 are sought for the benefit of the leasehold interest and fixtures and fittings in situ.

Planning

The premises benefits from A1 use as a café/coffee shop within the Town and Country Planning (Use Classes Order) 1987.

Further Details

An EPC has been commissioned and can be arranged upon 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 agent
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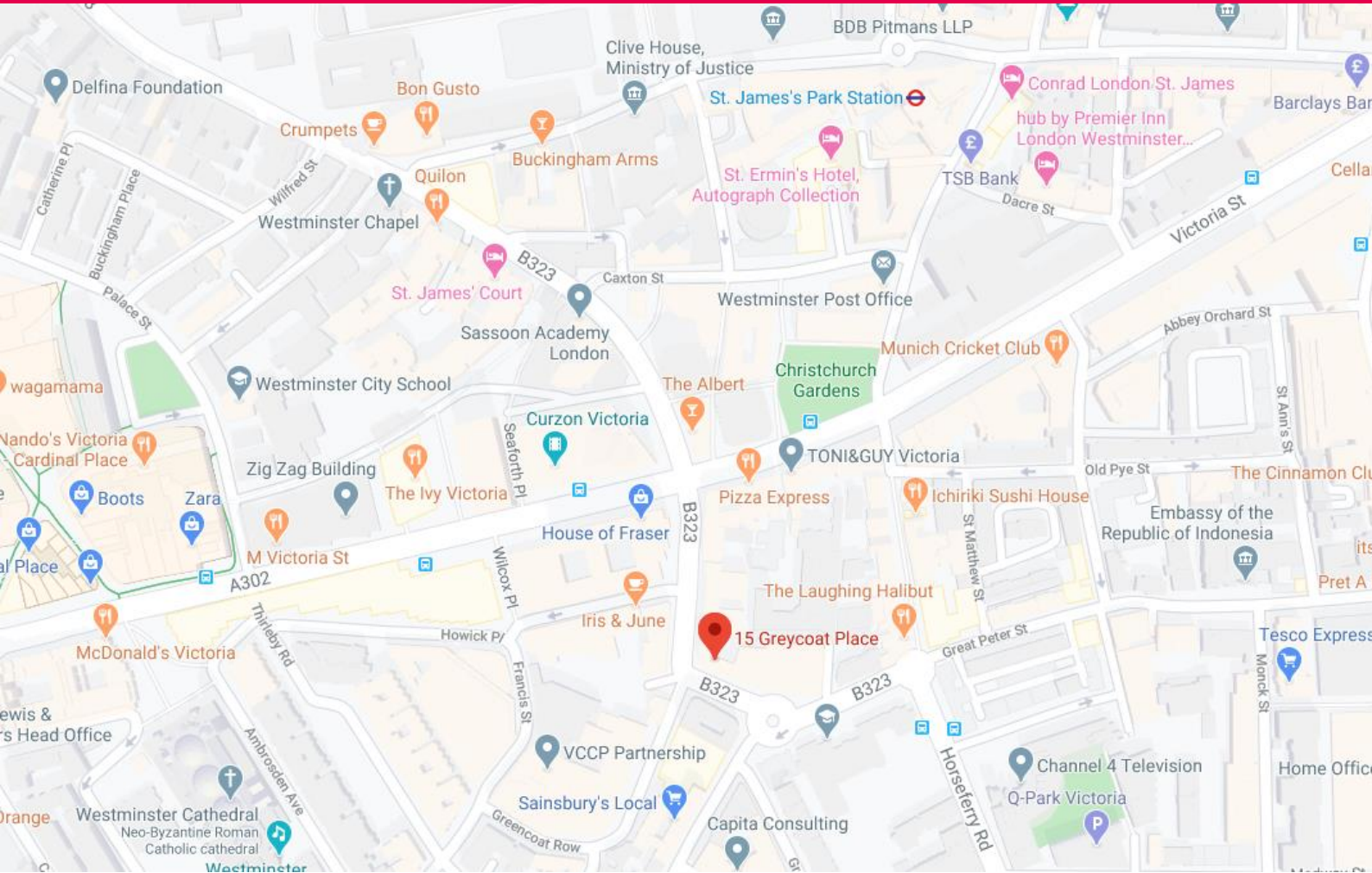
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