



1A Broadway, Westminster, London, SW1H 0AX

Location

The premises are located on Broadway in the heart of Westminster, St James Park underground station is about 1 min walk away. The area is a popular location for grab- and-go and convenience food retail. The area also has a good delivery catchment with both the offices and residences of Victoria, Pimlico, Belgravia and Vauxhall a short distance away. St James' Park also provides a regular stream of tourists travelling to the area.

Local operators include Farmer J, Formative Coffee, The Penn, Noble Palace, Urban Greens and Chez Antoinette.

For a greater understanding of the location please review the following link: [Google Street View](#)

Description

The premises has just been stripped back to shell and core and arranged over ground floor with a small mezzanine for storage. The old extract seems to be kept in place. The premises also benefits from external seating at the front for approximately 8 tables.

The approximate gross internal areas are as follows;

Ground Floor	1,201 sq ft	112 sq m
Total	1,201 sq ft	112 sq m

Tenure

The premises is available by way of a new lease for a term of 10/15 years to be agreed outside the L&T Act.

Rent

We are seeking a rent of £80,000 pax.

Planning

The premises benefits from E Class Use.

Rates

The rates payable for the property are £47,250 pax. Please contact the Local Authority for further information.

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.

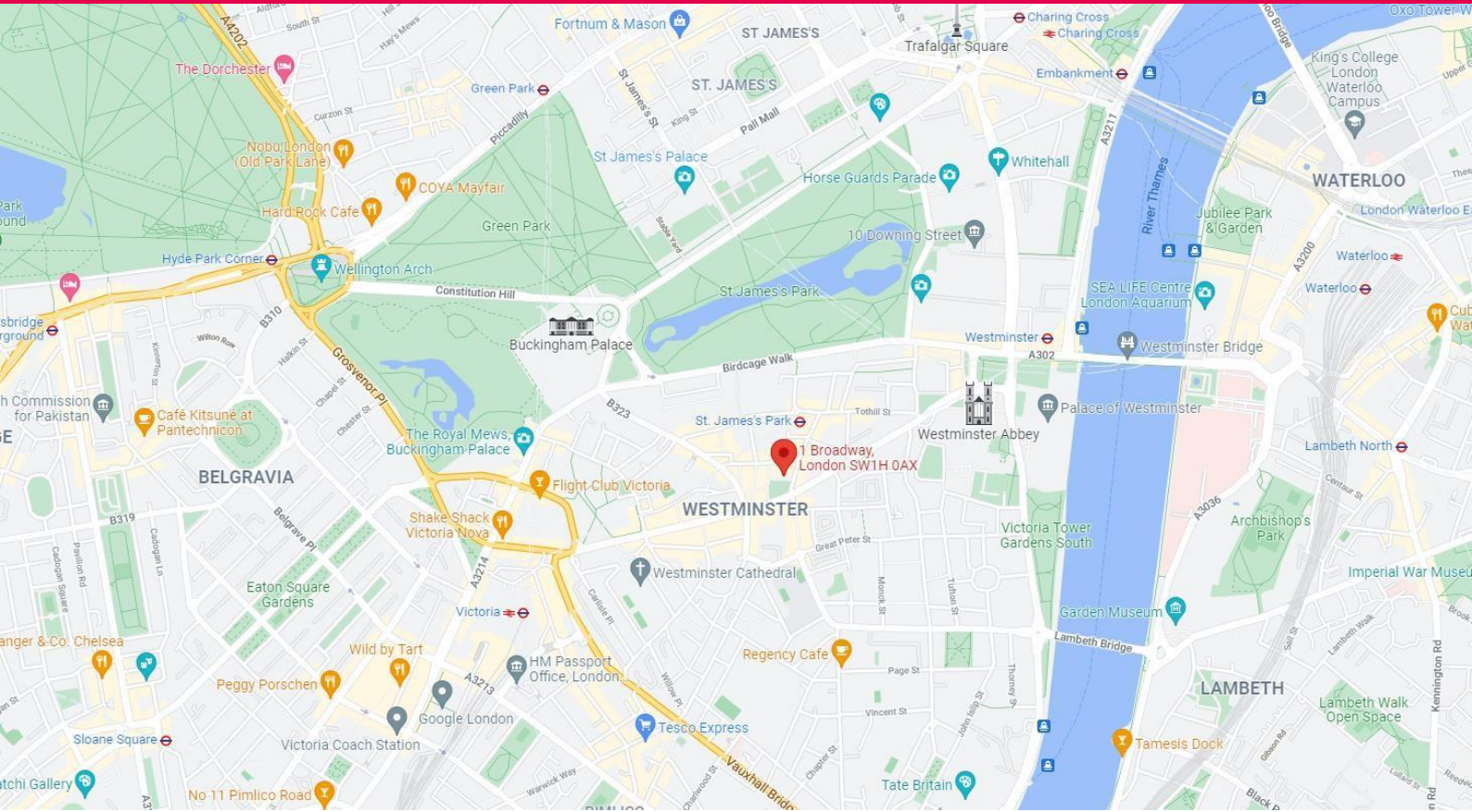
Viewing is strictly by prior appointment with sole agent
Davis Coffey Lyons: dcl.co.uk

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**DAVIS
COFFER
LYONS**

**1A BROADWAY, WESTMINSTER, SW1
TO LET
FORMER CAFÉ WITH EXTRACT
1,200 SQ FT EXTERNAL SEATING AVAILABLE**



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