



**DAVIS
COFFER
LYONS**

1A BROADWAY, WESTMINSTER, SW1 * TO LET
FULLY FITTED CAFÉ *1,200 SQ FT
EXTERNAL SEATING AVAILABLE



1A Broadway, Westminster, London, SW1H 0AX

Location

The premises are located on Broadway in the heart of Westminster, near to St James Park underground station. 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.

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

Description

The premises are fully fitted to a high standard and arranged over ground floor with a small mezzanine for storage. 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 15 years to be agreed outside the L&T Act.

Rent

Rental offers in excess of £100,000 pax.

Planning

The premises benefits from E Class Use.

Rates

The rates payable for the property are £47,250 pax (not including any Government relief that may be applicable). 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

Sally French

Associate Director

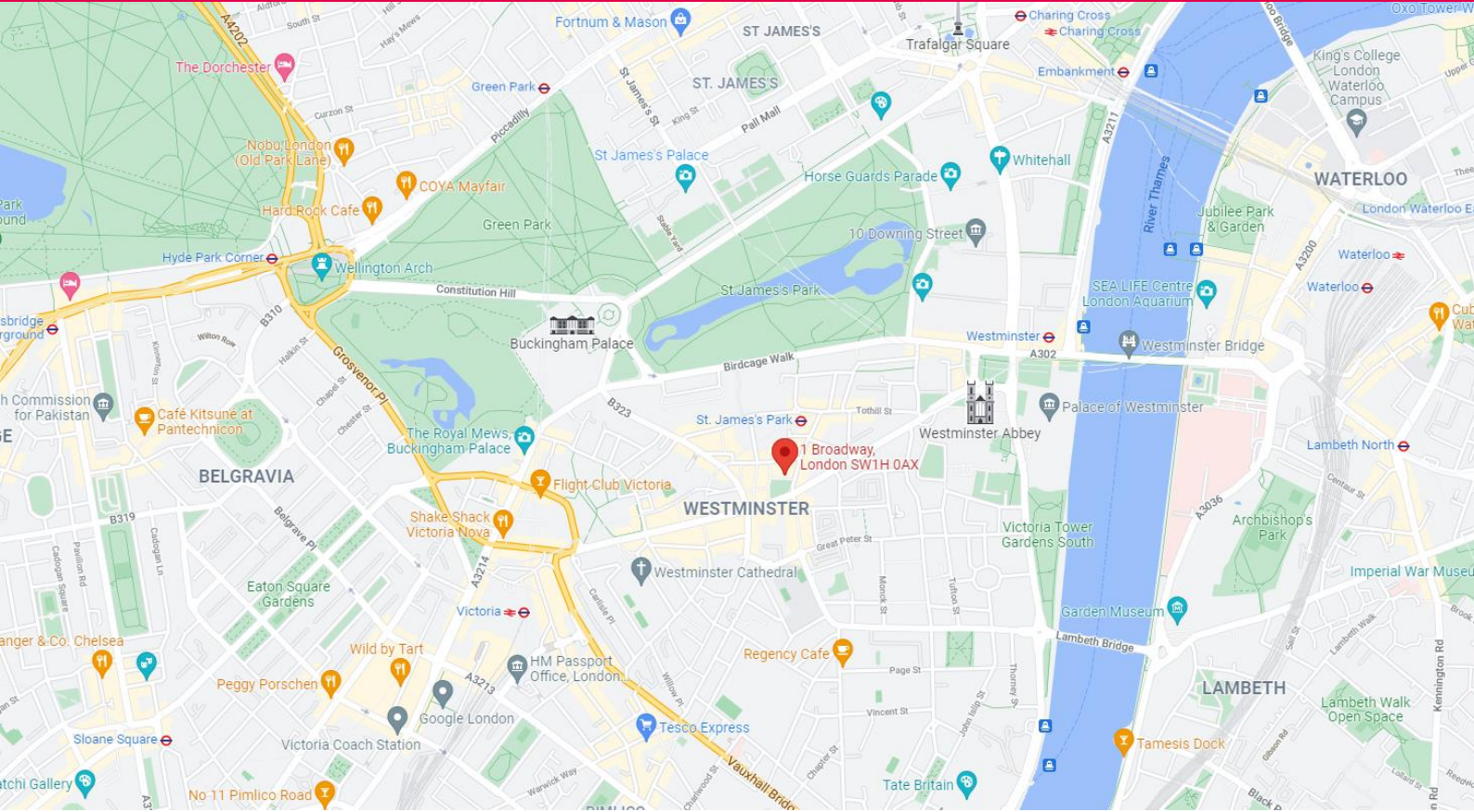
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