



**DAVIS
COFFER
LYONS**

**TO LET
PROMINENT CORNER CLASS E UNIT
1 BROADWAY, WESTMINSTER, SW1**

4,256 SQ FT OVER GROUND



1 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, Atis, 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 been partially stripped. The units sits on lovely corner with a large shop front fronting Broadway and Caxton Street.

The approximate areas are as follows;

Ground floor – 4,256 sq ft (395 sq m)

Remote Basement storage (Optional) – 1,600 sq ft (148.6 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. We would require a landlord break in 2033 subject to certain conditions. Some form of compensation can be negotiated should this happen.

Rent

We are seeking a rent of £175,000 pax.

Service Charge

Approximately £5,400 per annum

Planning

The premises benefit from E Class Use. Extract would be permissible subject to planning and landlord consent.

Rates

The rateables value of the property is currently £210,000 pax from 1 April 2026. 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 Coffery Lyons: dcl.co.uk

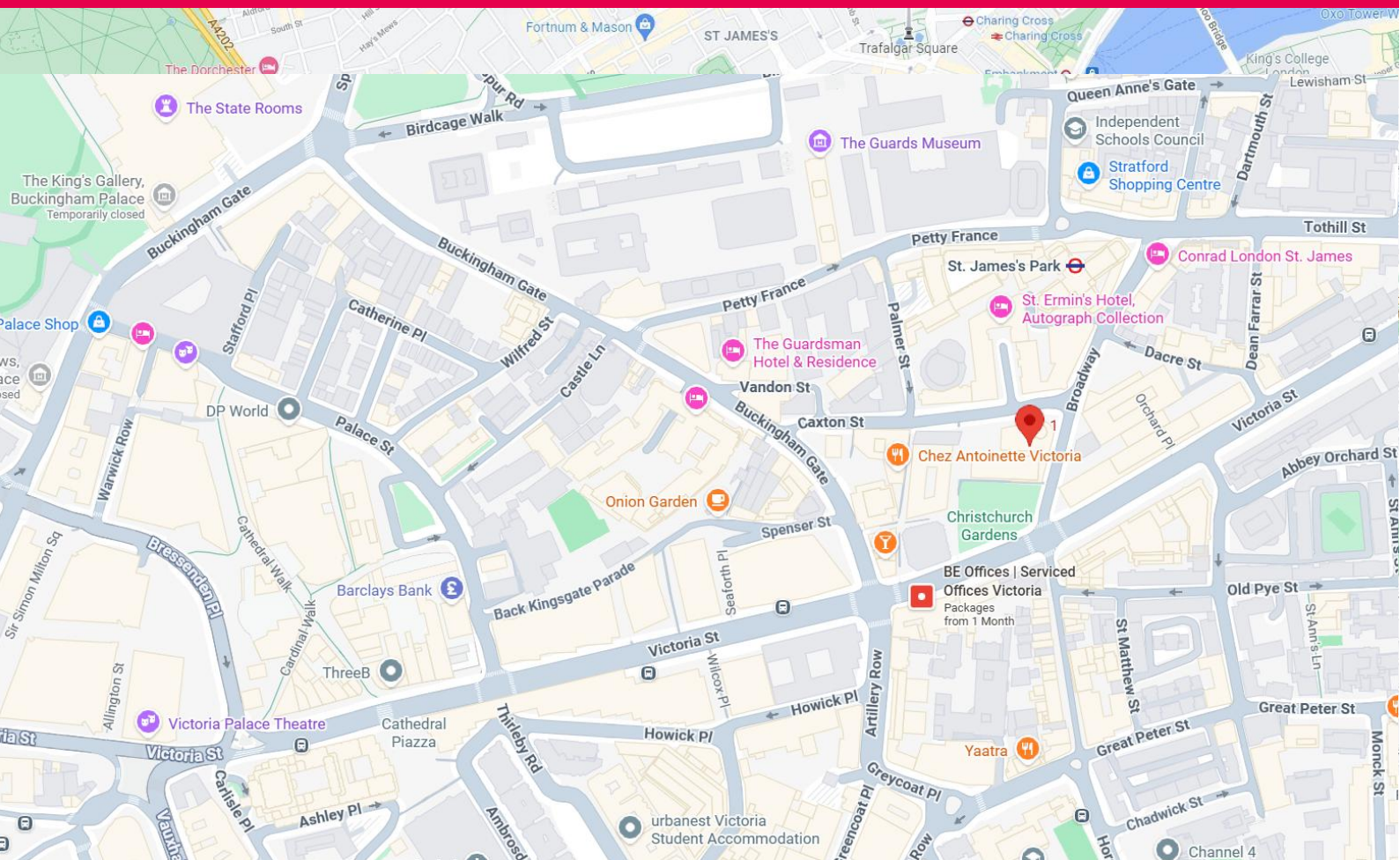
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**CHEZ
ANTOINETTE**
DELICIOUSLY FRENCH

Noble
悅雅軒
Palace



The Perm.


**URBAN
GREENS**

FORMATIVE

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