

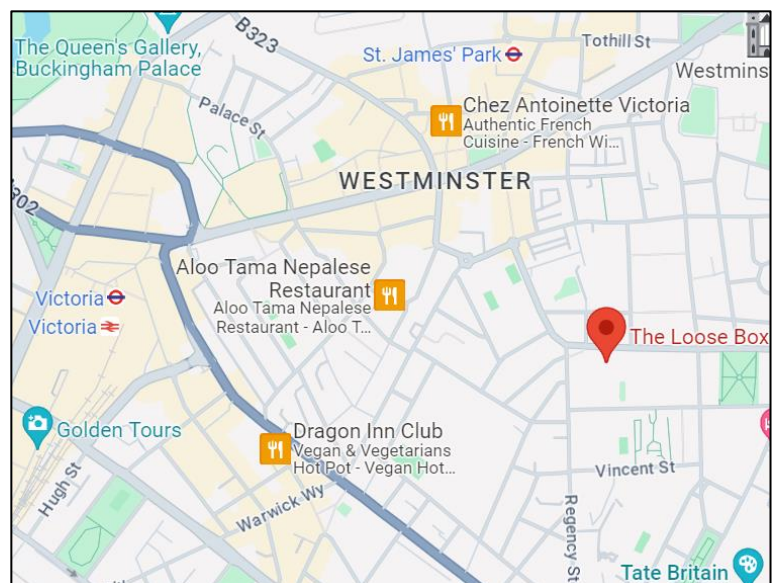


Loose Box, 51 Horseferry Road, London SW1P 2AA

Summary

- Free of Tie
- Outside Seating
- Open Plan Bar
- Great potential to Develop Business

Premium Offers Invited



Viewing is strictly by prior appointment with sole agents
Davis Coffe Lyons: dcl.co.uk

Paul Tallentyre
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Location

The property is situated in the desirable location of Victoria, on Horseferry Road.

In a densely populated commercial and residential area, other operator's include Pret a manage, Leon, Coral. Channel 4s head office is in close proximity.

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

Description

An open plan ground floor operation, benefiting from outside seating.

Tenure

Leasehold

Terms

The lease is for a period of 13 years from 9th December 2019, with a passing rent of £150,000pa.

The property is free of all ties.

Fixtures & Fittings

A list of fixtures and fittings that are to remain will be available for any interested party.

Rateable Value

The current rateable value is £83,000.

Planning

The premises benefits from Sui Generis use.

Licensing

There is a Premises Licence in place, with the following opening hours:

Monday to Sunday	11:00am to 12:00am
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EPC

An EPC has been commission and can be provided upon request.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Viewings

All viewings should be arranged through the sole agents, Davis Coffey Lyons.

