



## 8 Strutton Ground, Victoria SW1P 2HP



### Area

1173 sq ft



### Rent

£40,000 per annum



### Location

Busy pedestrianised pitch



### Tube

St James , Westminster &  
Victoria

## LOCATION

The property is situated in one of the busiest daytime pitches in the area. Strutton Ground market generates tremendous footfall operating Monday to Friday and the unit is situated in the heart of it. There are numerous offices as well as residences in the immediate vicinity as well as three tube stations.

## DESCRIPTION

The property is currently undergoing full refurbishment and comprises of a retail area of 1173 sq ft. Benefitting from Use Class E it is suitable for a variety of occupiers.

\*\*Please note the adjacent unit of 1022 sq ft is also available and could be incorporated with this one\*\*

## TERMS

Available by way of a brand new Full Repairing & Insuring lease on terms to be mutually agreed.

## LEGAL COSTS

Each party are to bear responsible for their own legal costs incurred in the transaction.

## RATES

According to the Valuation Office the Rateable Value is £48,250 per annum. Interested parties are encouraged to make their own enquiries with Westminster City Council.

## EPC

For further information please contact:  
[hello@obre.co.uk](mailto:hello@obre.co.uk)



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