

PIMLICO – 8 LUPUS STREET



- **PROMINENT UNIT TO LET**
- **CLOSE TO PIMLICO TUBE STATION**
- **AFFLUENT ZONE 1 LONDON SUBURB**

Location

The premises are situated on the quaint retail and leisure parade of Lupus Street in Pimlico. The surrounding area is dominated by affluent residential homes, with the subject property being in line of sight to Pimlico Underground Station.

Nearby occupiers include **Wine Rack, Iberia Restaurant, The Gallery Pub** and **Greatway to Coffee**.

Description

The premises comprise a well configured unit, previously occupied by a bookmaker, arranged over ground floor only. The premises can be utilised under Sui Generis or Class E use depending on occupier requirements.

We estimate the following Net Internal Areas:

Accommodation

Ground Floor: 507 sq ft 47.1 sq m

Lease Terms

The premises are available on a new effective FRI lease, with the lease term to be agreed.

Rent

Rental offers in excess of **£25,000 per annum** exclusive of other occupational costs are invited.

Business Rates

Rateable value (From April 2026): £16,250

For business rating information visit: www.voa.gov.uk

EPC

EPC available on request.

Legal Costs

Each party to pay their own legal costs.

Further
Information:

Callum Mortimer
T 07714 145 932

E callum.mortimer@fourandco.uk

James Dyson
T 07818 402 071

E james.dyson@fourandco.uk

Freddie Orme
T 07795 373 735

E freddie.orme@fourandco.uk



The agent, for themselves and for the vendors or lessors of this property for whom they act, give notice, that; (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact. Anti-Money Laundering: In line with new Anti-Money Laundering legislation, Four & Co are obliged to verify the identity of all prospective tenant or purchaser upon agreement of a letting or sale. We will require an AML form to be completed by the proposed tenant or purchaser upon agreement of Heads of Terms. SUBJECT TO CONTRACT. February 26.