

**3 Strutton Ground,
London, SW1P 2HZ**

GROUND FLOOR RETAIL UNIT TO
LET





Description

The premises occupy a prominent corner position with frontages onto Strutton Ground and Old Pye Street. The unit is to be let in shell and core condition with capped off services and installed glazing.

The premises benefits from an array of established local tenants, including Whole Foods in the neighbouring unit, several food stalls along Strutton Ground, in addition to Tesco, Subway, a number of independent cafes and Itsu on Victoria St. The premises benefits from high visibility and strong footfall.







Amenities

- Shell and core condition
- Return frontage
- Generous floor to ceiling height

Location

The property is located on the eastern side of Strutton Ground, at its junction with Old Pye Street within the heart of Westminster. Strutton Ground is a busy market street and No. 3 is arguably the most prominent unit in terms of its visibility from Victoria Street. The property benefits from good transport links being 0.2 miles from St James Park and 0.5 miles from Westminster and Victoria stations.



Accommodation

Unit	Size (PA)	Rent (PA)	Bus. Rates (PA)	Srv. Charge (PA)	Total Cost PA	Total Cost PCM	Availability
Ground Floor	458	£55,000.00	TBC	£775.24	POA	POA	Available
TOTAL	458						

*all figures are approximate and exclusive of VAT

Contacts

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Lease Information

A new lease for a term by arrangement.

Rent

£55,000 per annum.

Service Charge

£775.24 per annum.

Rates

Tenants to make their own enquiries.

EPC

The premises has an EPC rating of A-19.

Anti-Money Laundering. If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

Subject to contract. Tuckerman for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Tuckerman nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat.