LONDON SW1 – 8A ARTELERY ROW

PROMINENT A1 RETAIL OPPORTUNITY

AVAILABLE SUBJECT TO VACANT POSSESSION

Location
The subject premises occupy a prominent position on the corner of Artillery Row and Howick Place, in close proximity to Victoria underground, national rail and coach stations and a short walk to Cardinal Place and Nova.

Located immediately adjacent to Café Nuvo, other nearby occupiers include Barclays Bank, Robert Dyas, Pret and House of Fraser.

Demise
The unit is arranged over ground floor only with the following approximate dimensions and areas:

- Internal Width: 80’ 2” = 24.44 m
- Internal Depth: 26’ 8” = 8.14 m
- Ground Floor: 1,875 sq ft = 174.19 sq m

Tenure
The properties will be available by way of a new effectively FRI lease for a term of years to be agreed.

Rent
£120,000 per annum exclusive.

Rates
- Rateable Value: £99,000

Interested parties are advised to make their own enquiries to the Westminster City Council on 020 7641 6000.

EPC
Further information available upon request.

Further Information
For further information or to arrange a viewing please contact:

Joe Martin
020 7190 9805
07943 341 431
joe@robinsonwebster.co.uk

Ian Webster
020 7190 9802
07901 516 723
ian@robinsonwebster.co.uk

020 7190 9801
robinsonwebster.com
Misrepresentation Act - Robinson Webster act for themselves and for the vendors and lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Robinson Webster has any authority to make or give any representation or warranty in relation to this property.

For more information on our products and services:

www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011