



TORRIDON

89 VICTORIA STREET LONDON SW1H 0HW

Prime Class E Opportunity - To Let



CONTACT

Viewings are by appointment through the solely appointed agent, Torrison.

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LOCATION

89 Victoria Street occupies a prominent position at the major crossroads with the Buckingham Gate, just a short walk from Parliament Square, the Houses of Parliament, and both St James's Park and Victoria Underground Stations.

The location benefits from strong 7 day footfall, a high office density and quality local amenities, with nearby occupiers including Pizza Express, Farmer J, Pret a Manger, Itsu, and Greggs.

DEMISE

A well laid out classic self-contained London high street shop. Split across ground and basement levels, benefitting from excellent floor to ceiling heights throughout with the following NIA:

Ground:	40.72 sq m	438 sq ft
Basement:	54.67 sq m	588 sq ft
Total:	95.39 sq m	1,027 sq ft

TERMS

The premises are available on a new effective FRI lease for a term to be agreed.

RENT

Upon application.

PLANNING

The premises benefits from Class E use.

VAT

VAT is applicable on rent and all other property outgoings.

RATES

Rateable Value: £45,750

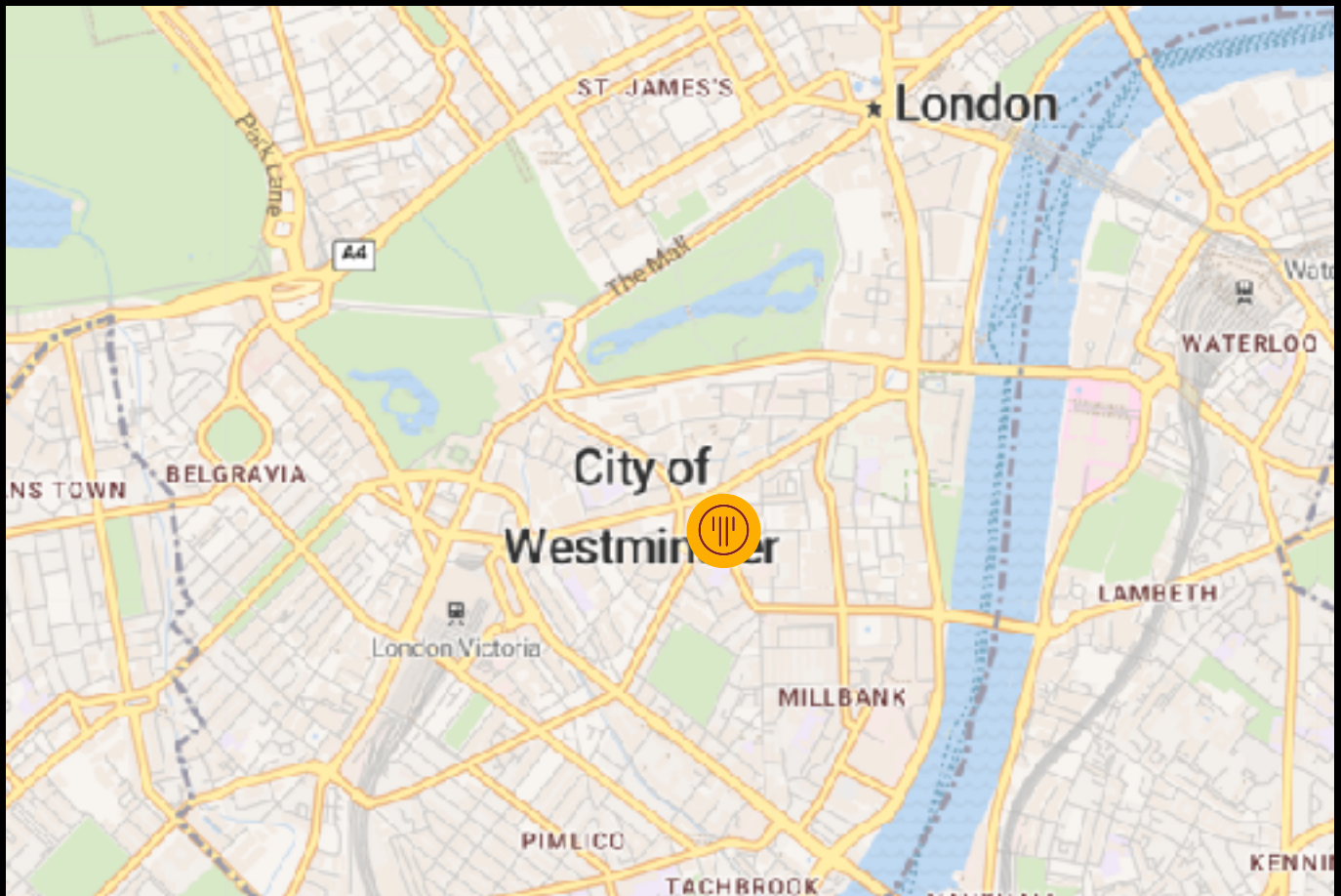
Interested parties should verify the figures for themselves through the local authority.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

EPC

Available upon request.



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