



# To let

Retail Unit  
181-183 Victoria Street, SW1E 5NE



 The TfL Property Company

Victoria Street, running west from Victoria Station, is one of central London's busiest mixed-use corridors, benefiting from exceptionally strong footfall driven by commuters, office workers, tourists, and residents. The area has undergone extensive redevelopment in the past decade, bringing modern office buildings, premium residential schemes, and an expanded retail and dining offer.

This specific island block has excellent proximity to Victoria Station, one of London's major rail, Underground, and coach hubs, which ensures consistently high pedestrian volumes throughout the day, supporting strong turnover potential for food-led operators while also creating a competitive environment for securing and retaining retail space.

## Zone 1

London Underground station

**62.7 million**  
Annual Station Footfall



#### Description:

The unit is arranged over ground, first, second and third floor with double frontage onto Victoria Street. Currently the unit is configured as two separate units with two staircases.

The upper floors are in a stripped-out condition with brick walls and stripped back floorboards. There are two narrow staircases linking each floor.

#### Unit Size:

Ground Floor - 490 sq ft / 53.60 sqm

First Floor - 378 sq ft / 35.10 sqm

Second Floor - 458 sq ft / 42.50 sqm

Third Floor - 454 sq ft / 42.2 sqm

#### Services:

Power (100A TPN), Water and Drainage

#### Usage:

Retail - Planning E consent

#### Lease:

5-year lease, contracted outside the Landlord & Tenant Act. Annual RPI uplift +1% for the rent review applicable. Service charge payable.

#### Rent:

The rent payable to be £120,000 base rent or an agreed percentage of gross turnover, whichever is the higher, and will be net of VAT and exclusive of rates.

#### Rates:

Interested parties are advised to contact the VOA directly for more information.

#### Legal Costs:

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

#### ALL ENQUIRIES:

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 CUSHMAN & WAKEFIELD

