



# To let

Retail or Restaurant Unit  
Unit 4, Victoria Arcade

Places  
for  
London

The TfL Property  
Company

Victoria Circus is a highly frequented area of London and the location benefits from being one of the busiest transport hubs in the UK. Situated within the heart of Westminster, the area is notable for its proximity to famous London landmarks, such as Buckingham Palace, St James' Park and Victoria Palace Theatre.

The Victoria Arcade will comprise of a mixture of retail and hospitality tenants within a Grade-II listed arcade. Other nearby operators include: Bleecker Burger, Market Halls, Greenwood, Shake Shack, Ole & Steen and various other independent operators.

## Zone 1

London Underground station

**56.4 million  
Annual Station  
Footfall**



### Description:

Unit 4 is arranged over ground and mezzanine floors. The unit is in a shell condition with shop front installed.

### Unit Size:

Ground	140 sq ft (13 sq m)
<u>Mezz</u>	<u>118 sq ft (11sq m)</u>
<u>Total</u>	<u>258 sq ft (24 sq m)</u>

### Services:

Power (100 A TPN), Water & Drainage.

### Usage:

Retail or Restaurant.

### Lease:

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

### Rent:

The rent payable to be £25,000 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.

### Offers:

Interested parties will be expected to provide a full business case with financials.

#### ALL ENQUIRIES:

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