



# To let

Retail / Bar / Leisure Unit  
Hungerford House, Victoria Embankment,  
London, WC2N 6PA

Places  
for  
London

 The TfL Property  
Company

This unique building offers exceptional prominence in a prime riverside setting directly beside Embankment Station. This rare opportunity presents an elegant arched entrance, refined period detailing and a distinctive standalone presence, the unit delivers strong visibility.

This unit benefits from direct integration with Embankment Underground Station and immediate access to Charing Cross, the South Bank, Covent Garden and the West End, ensuring exceptional footfall throughout the day and night. Its frontage onto Victoria Embankment supports continuous pedestrian flow in this .

## Zone 1

London Underground station

## 19 million

Annual Station Footfall



**Description:**

The property is currently vacant but was previously operated as a nightclub and is arranged over ground floor, first floor, mezzanine, and basement levels. Access is via a stepped entrance. Strong ground-floor arrival and brand presence.

The mezzanine level is positioned between the ground and basement floors, resulting in a reduced ceiling height across part of the basement trading area. The building is Grade II Listed.

**Unit Size:**

Level	Area (sq ft GIA)	Description
Ground Floor	c. 1,690	Reception/ Trading
Basement	c. 3,490	Principal trading area
First Floor	c. 1,025	Ancillary / support
Mezzanine	c. 1,000	WC / circulation
Low Headroom Store	c. 115	Storage

Usage: Retail - Class E

Services: Power, Water and Drainage.

Lease:

10-15 year lease, contracted outside the Landlord & Tenant Act.

Rent Review:

Annual rent reviews adjusted in line with the Retail Price Index (RPI) will be applicable.

Rent:

The rent payable to be £200,000 base rent or an agreed percentage of gross turnover, whichever is the higher, and will be net of VAT and exclusive of rates.

Rates - To be assessed.

Legal Costs

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

**ALL ENQUIRIES:**

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