



To let

Retail Unit

26-28 Elizabeth Street, Victoria, SW1



Victoria Underground Station is situated on the Circle and District lines, positioned between Sloane Square and St. James's Park. It serves as a key stop on the Victoria line, located between Pimlico and Green Park. Victoria bus station is conveniently located in the forecourt, facilitating seamless transitions between bus and underground services. Furthermore, Victoria Coach Station is situated nearby, adding to the station's prominence as a major transportation hub.

The subject property occupies a prominent position on Elizabeth Street, a short walking distance from Victoria Station, which benefits from 59.5 million passengers a year. Nearby operators include Sainsbury's Local, Melissa Kitchen, Starbucks, Black Sheep Coffee and Pret A Manger.

Zone 1

London Underground station
Victoria, Circle & District lines

59.5million

Annual Station Footfall



Description:

This property features a classic Georgian façade, a spacious and versatile interior with large windows that provide abundant natural light. Situated among luxury boutiques and gourmet restaurants, the property benefits from high foot traffic and an affluent clientele.

Unit Size:

Ground Floor – 647 sq ft

First Floor – 551 sq ft

Total: 1,198 sq ft / 111. sqm

Services:

Power, Water and Drainage

Usage:

Retail – Planning E consent

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 is to be in excess of £70,000 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:

Will Wheeler
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