



To Let

Retail Unit – Unit 10 St James Park Station



St James Park is a London Underground station near St. James's Park in the City of Westminster, central London. It is served by the District and Circle lines and is between Victoria and Westminster stations. 55 Broadway is a Grade II listed building and has entrances from Broadway, Petty France and Palmer Street. The small shopping arcade on the ground floor level currently serves the residents and those using the station .

Zone 1

London Underground station

10.5 million

Annual Station Footfall



Description:

The unit is located within the small shopping arcade below the former head office of TfL. The unit is visible in the ticket hall and directly opposite the station barriers leading to the platforms. There is a mix of uses within the immediate vicinity including Tiger, Simply Fresh and Spier's Salads.

Unit Size:

Total 496 sq ft (46.08 sq m)

Services:

Power, Water and Drainage

Usage:

Retail or F&B

Lease:

5-year lease, contracted outside the Landlord & Tenant Act. Annual RPI uplifts for the rent review applicable.

Rent:

The base rent payable to be £70,000 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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