

<p>41 MORETON STREET PIMLICO LONDON SW1V 2NY</p>	<p>GROUND FLOOR SHOP AND BASEMENT TO LET APPROX 590 SQ FT</p>
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LOCATION

The premises are situated on the south side of Moreton Street which is situated due west of Vauxhall Bridge Road. Pimlico (Victoria Line) is the closest underground station to the premises being within a few minutes’ walk.

DESCRIPTION

The premises comprise a ground floor shop with additional accommodation at basement level. Private WC and kitchen facilities are situated towards the rear of the basement.

ACCOMMODATION

We understand the following approximate net floor areas apply:

Subject to contract and exclusive of VAT if applicable

Important - Hargreaves Newberry Gyngell Limited (HNG) give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Hargreaves Newberry Gyngell Limited (HNG) has any authority to make or give any representation or warranty whatever in relation to this property.



Floor Area

Ground Floor Retail	235 sq ft
Basement	235 sq ft
Vaults	<u>120 sq ft</u>

Total **590 sq ft**

AMENITIES

We noticed the following amenities:

- Predominantly glazed shop front
- WC facilities
- Kitchenette

BUSINESS RATES

We understand that the following business rates apply:
41 Moreton Street Shop and Premises:

Ratable Value: **Estimated payable**
£12,000 **Zero if no other commercial premises.**

We ask all interested parties to verify this information directly with **The City of Westminster**

SERVICE CHARGE

Currently running at approx. £1,800pa

LEASE

The premises are available on a new flexible lease subject to periodic upward only rent reviews.

RENT

£20,000 per annum exclusive.

ENERGY PERFORMANCE CERTIFICATE (EPC)

In Preparation

VIEWING

Strictly by appointment through sole agents

HARGREAVES NEWBERRY GYNGELL
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