

RETAIL UNIT WITH TWO SELF-CONTAINED UPPER FLOORS

AVAILABLE TO LET OR FOR SALE

BACK AVAILABLE DUE TO ABORTIVE NEGOTIATIONS

PIMLICO

26/28 WARWICK WAY, SW1V 1RX

**brasier
freeth.**
CHARTERED SURVEYORS

3rd Floor Roxburghe House
20 Great Castle Street
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LOCATION

Warwick Way is the South Victoria/Pimlico area's main shopping location.

The property occupies a prime position in this busy retail area, directly adjacent to **Tesco Express**, opposite **Waitrose** and close to **Caff  Nero**, **Boots** and **Oddbins**.

DESCRIPTION

Three storey property with ground floor comprising retail unit with new shop front.

There are two floors of self-contained accommodation to first and second floors, which are accessed from the front and in need of renovation.

ACCOMMODATION

The property has the following approximate dimensions and floor areas:-

Internal Width	10.31 m (max)	33 ft 10 ins
Built Depth	17.43 m	57 ft 2 ins
Ground Floor Area	149 sq m	1,610 sq ft
First Floor	77.39 sq m	833 sq ft
Second Floor	53.70 sq m	578 sq ft

NB The upper parts are unmeasured and therefore VOA net internal areas.

LEASE

Our clients hold the property by way of a Long Leasehold interest, expiring 2059.

TERMS

Our clients will consider granting an occupational Lease of the whole or of part, or a sale of their Long Leasehold interest.

Terms on application.

EPC

The EPC Rating for this property is B-39.

RATES

The rates are to be assessed. Please check with the local charging authority for further information.

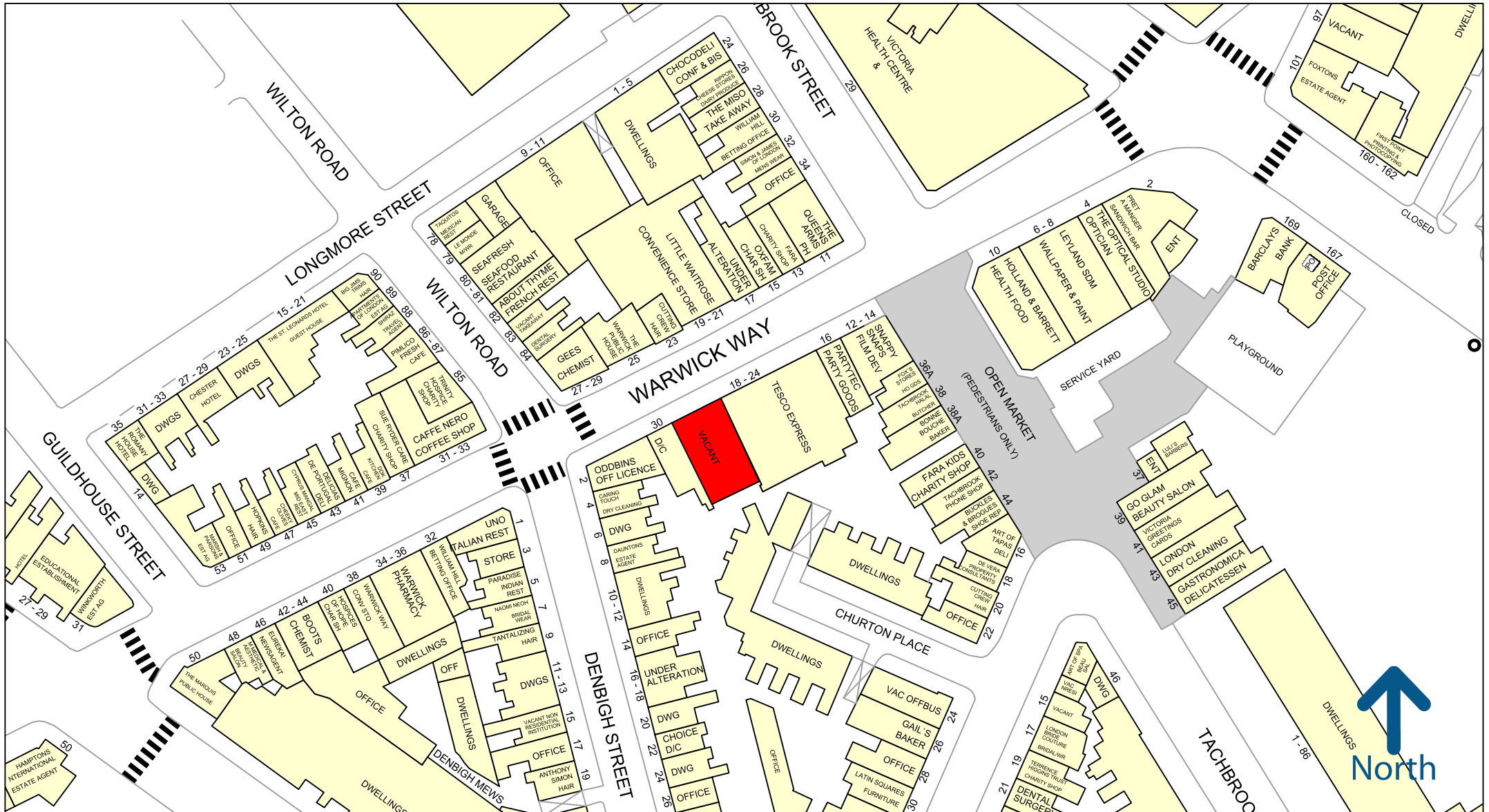
LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWING | Strictly by appointment through this office with:

Neil Saunders
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These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract.
All prices/rents quoted exclusive of VAT which may be payable. Regulated by RICS.



Experian Goad Plan Created: 06/12/2017
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50 metres

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