

Tuckerman
CHARTERED SURVEYORS

20 Francis Street, London, SW1P 1QN

SMALL SELF-CONTAINED FITTED UNIT WITH STREET FRONTAGE TO BE LET AS OFFICE OR RETAIL

tuckerman.co.uk
020 7222 5511





Description

The premises provide a 780 sq ft self-contained commercial unit arranged over Ground (478 sq ft) and Mezzanine (302 sq ft) floors. The premises have previously been used as an office, although could suit a variety of alternative uses including retail.

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Location

The property is located on the north side of Francis Street, a short distance to the south from its junction with Howick place. within the heart of Victoria, London, SW1. The property benefits from excellent transport links being within easy walking distance of St. James's Park Tube Station (Circle & District Lines) directly to the north, whilst Victoria Mainline & Underground Stations (Victoria, Circle& District Lines) is located to the west. Victoria Street is located a short distance to the north, providing a mix of shops, bars and restaurants.



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Amenities

- Street Frontage
- Own Front Door
- Excellent Transport Links
- Fully Fitted Kitchen
- Shower
- WC
- Air Conditioning
- Excellent Floor To Ceiling Height (Front)
- Recessed Spot Lighting
- Refurbished

Accommodation

Unit	Size (PSF)	Rent (PSF)	Bus. Rates (PSF)	Srv. Charge (PSF)	Availability
Ground & Mezzanine	780	£64.10	-	£4.79	Available
TOTAL	**780**				

*all figures are approximate and exclusive of VAT

Contacts

Scott Fisher
07890 572225
sfisher@tuckerman.co.uk

Alex Lewis
alewis@tuckerman.co.uk
07931 548073

Rupert Mitchell
020 7399 0640
rm@nightingalepartners.com

Lease Information

Available by way of a new lease for a term by arrangement.

Rent

£50,000 per annum.

Service Charge

£3,742 per annum.

Rates

Circa £13,500 per annum.

EPC

The premises has an EPC rating within Band 'B'.

Anti-Money Laundering. If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

Subject to contract. Tuckerman for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Tuckerman nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat.