



# To let

Retail Unit  
Victoria Underground Station, SW1



Victoria Underground station is positioned between Sloane Square and St. James's Park. It serves as a key stop on the Victoria Line. The immediate vicinity of the station is a bustling nexus of transport connections. The bus station is located in the forecourt, facilitating transitions between bus and underground services.

Furthermore, Victoria Coach Station is situated nearby, adding to the station's prominence as a major transportation hub. There is a strong office population in the area and good tourist footfall.

## Zone 1

Victoria, District & Circle Lines.

## 59.6 million

Annual Station Footfall.



**Description:**

The subject unit is in a prominent position within the District & Circle line ticket hall. The unit has a simple rectangular layout and a frontage which is secured by a roller shutter.

**Unit Size:**

Ground/Total 18.9 sq m / 203 sq ft

**Services:**

Power, Water & Drainage.

**Usage:**

Retail and Food & Beverage

**Lease:**

5-year lease, contracted outside the Landlord & Tenant Act 1954, part II.

Annual RPI +1% for the rent review applicable.

**Rent:**

The rent payable to be a 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 and accompanying landlord pack describing proposed use.

**ALL ENQUIRIES:**

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