



020 7935 2222

www.restaurant-property.co.uk

A3 RESTAURANT NEW LEASE 312 Vauxhall Bridge Road, Victoria, London SW1V 1AA



LOCATION

Located on the north side of Vauxhall Bridge Road close to its junction with Victoria Street and Victoria British Rail, Underground and Bus terminus. The premises benefit from significant custom from nearby hotels, theatres and the mixed residential and office occupiers of Westminster, Pimlico and Belgravia.

Nearby operators include Pizza Express, ASK, Prezzo, Garfunkle's, Starbuck's, Pret a Manger and Spaghetti House to name a few.

ACCOMMODATION

The premises provide approximately 30 covers on the ground floor, with kitchen, WC's and storage in the basement.

Ground Floor: 484 sq ft
Basement: 436 sq ft
Total: 920 sq ft

LEASE

The property is available by way of a new 15 year Full Repairing and Insuring lease.

RENT

Upon application

TIMING

Immediate

RATES

We have been verbally informed by City of Westminster:

2009-2010
Rateable Value: £24,500.00
Rates Payable: £11,882.50

2010-2011 (Provisional)
Rateable Value: £22,210.00
Rates Payable: £ 9,211.50

All parties advised to confirm the above on 020 8315 2050

MAP

<http://www.multimap.com/s/ifA9SvyC>

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

FOR VIEWINGS PLEASE CONTACT

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Subject to contract

Property Misdescriptions Act 1991/Misdescriptions Act 1967

Restaurant Property hereby gives notice that these particulars do not form any part of a contract or Offer. The details contained are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements of facts. Any intending purchaser must satisfy himself as to the correctness of each statement. The vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property.

