

## 134 ALDERNEY STREET, PIMLICO, LONDON, SW1V 4HB TO LET



### PROMINENT CORNER RETAIL PREMISES TO LET

**Approx. 47.83 SQ. M. (515 SQ. FT.)**

**RENT: £25,000 PER ANNUM EXCLUSIVE**

#### Location

The property enjoys a prominent corner position on Alderney Street, just off Lupus Street, within the affluent suburb of Pimlico. Retailers in the vicinity include several high quality independent shops such as an Italian Deli and Hair salon, as well as a Tesco Express. Pimlico tube station (Zone 1) is a short walking distance to the east on Lupus Street.

#### Description

The property is arranged over ground and mezzanine floors, with rear W/C and cloakroom facilities. The interior of the unit has been fitted to a high quality with wooden floors and recessed lighting. The property benefits from return frontage onto Charlwood Street, with large glazed panels fronting Alderney Street.

#### Accommodation

The property has the following approximate net internal areas:

Ground:	33.40 sq. m.	(360 sq. ft.)
Mezzanine:	14.43 sq. m.	(155 sq. ft.)
<b>Total:</b>	<b>47.83 sq. m.</b>	<b>(515 sq. ft.)</b>

#### Terms

The property is to be let on an effective full repairing and insuring lease for a term to be agreed.

#### Planning

The property currently has A1 use, however, the ingoing tenant must make their own enquiries of the planning authority to ensure that the proposed use is permissible prior to entering into any form of contract.

#### Rent

£25,000 per annum exclusive.

#### Legal Costs

Each party is responsible for their own legal fees.

#### VAT

Please note that VAT is not chargeable on this property.

#### EPC

The unit currently has an energy rating of 'D'. The full EPC is available to download at [www.hindwoods.co.uk](http://www.hindwoods.co.uk)

#### Rates

The property is entered in the 2017 rating list with a rateable value of £16,000. Interested parties should contact the local authority to confirm the rates payable.

#### Also at:

Croydon  
East Dulwich

## Viewing

For further information, e-mail details, or to arrange an inspection, please contact sole agents Hindwoods 020 8858 9303.

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