



54-55 Wilton Road,  
London, SW1V 1DE

**Coffee Shop / Deli  
Opportunity**

**1,711 SQ FT**

tuckerman.co.uk  
020 7222 5511





## Accommodation

Unit	Size (PSF)
Ground	978
Basement	733
<b>TOTAL</b>	<b>1,711</b>

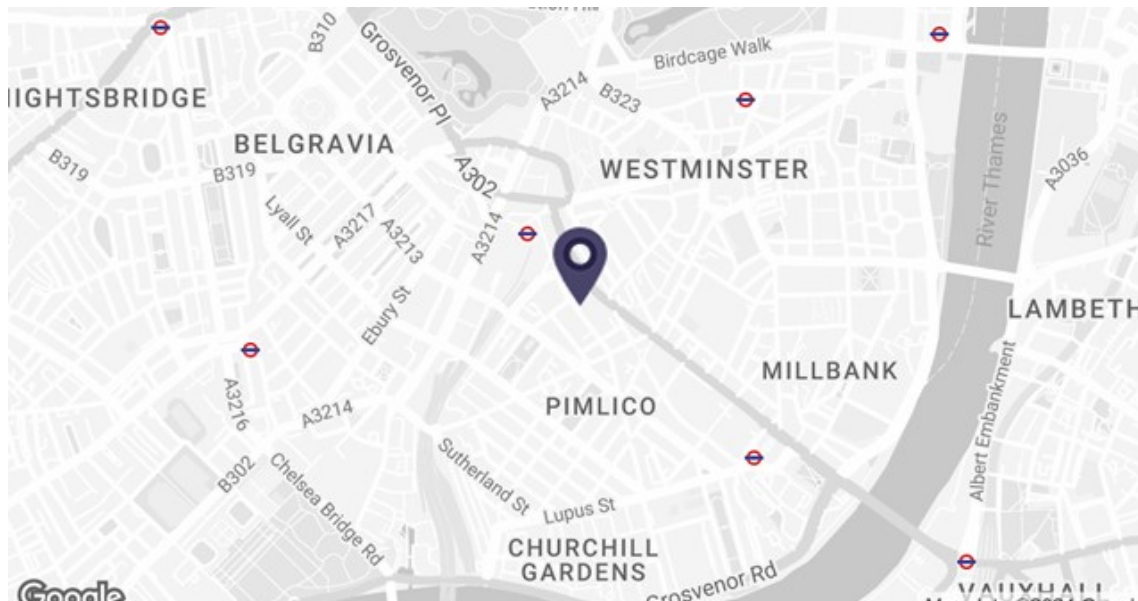
\*all figures are approximate and exclusive of VAT

## Description

The property comprises an mid terrace building with ground floor and basement accommodation currently trading as a coffee shop.

Situated in a prime Victoria location, Wilton Road is a short 5-minute walk from Victoria Station providing mainline rail services including the Gatwick Express as well as underground services(Victoria, District and Circle lines).

The area has an abundance of amenities in the immediate vicinity, providing staff and visitors alike with various shops and restaurants.



54-55 Wilton Road, London, SW1V  
1DE

## Further Information

### Lease Information

The property is available on the basis of a new lease with terms to be agreed. The lease will include a landlord redevelopment break on the 4th anniversary of the lease.

### Rent

£50,000 per annum.

### Service Charge

To be confirmed.

### Rates

Approx. £21,760 per annum.

### EPC

The premises has an EPC rating of 64, falling within Band C.

### Alex Lewis

Tuckerman

07931 548073

[alewis@tuckerman.co.uk](mailto:alewis@tuckerman.co.uk)

### Scott Fisher

Tuckerman

07890 572225

[sfisher@tuckerman.co.uk](mailto:sfisher@tuckerman.co.uk)

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.