



SHOP & OFFICES

Lease for Sale

26 DENBIGH STREET, LONDON, SW1

LOCATION	The property is located on the east side of Denbigh Street, a short distance to the south from its junction with Warwick Way, within the heart of affluent Pimlico Pimlico benefits from good transport links with Victoria's Mainline, Underground and Coach Stations, where numerous bus routes go along Vauxhall Bridge Road and Buckingham Palace Road, affording easy access into both the West End and City										
DESCRIPTION	<p>The property comprises a Ground Floor Shop/Office with Lower Ground Floor Offices, linked by a staircase and offering the following approximate dimensions and floor areas</p> <table><tr><td>Gross Frontage</td><td>16'</td></tr><tr><td>Internal Width</td><td>13'6"</td></tr><tr><td>Shop Depth</td><td>23'</td></tr><tr><td>Ground Floor</td><td>324 square feet</td></tr><tr><td>Lower Ground Floor Offices</td><td>295 square feet</td></tr></table>	Gross Frontage	16'	Internal Width	13'6"	Shop Depth	23'	Ground Floor	324 square feet	Lower Ground Floor Offices	295 square feet
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Ground Floor	324 square feet										
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LEASE	The premises are subject to a 10-year Lease, dated 7 th February 2017, on Full Repairing and Insuring terms, subject to a fifth-year rent review, at a current rent of £20,000 per annum exclusive										
RATES	£7,000 per annum payable (approx.)										
PREMIUM	We are inviting offers for the benefit of our clients Lease together with the extensive tenants improvements carried out, and any of the fitted fixtures and fittings in situ										
LEGAL COSTS	Each party to bear their own										
VIEWINGS	Via Agents Russell Lewis Property Consultants										

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