

SHOP TO LET MORETON STREET, PIMLICO, SW1V.



Description / Location:

Introducing this versatile ground and basement shop located on Moreton Street, London SW1V. This former beautician/nail shop offers a prime location just a stone's throw away from Pimlico Tube Station and a short stroll from Victoria Station.

Featuring underfloor heating, ample natural light, a WC, wooden flooring on the ground floor, and tiled floors in the basement, this property is perfect for a retail shop or commercial space. With a total internal area of 450 sq. Ft spread across two floors, there is plenty of space to meet your business needs.

Surrounded by convenient amenities, this property is in close proximity to Pimlico Academy, Pimlico Primary, and Churchill Gardens Primary Academy. Additionally, Pimlico Underground Station, London Victoria Station, and Vauxhall Underground Station are all easily accessible, making commuting a breeze.

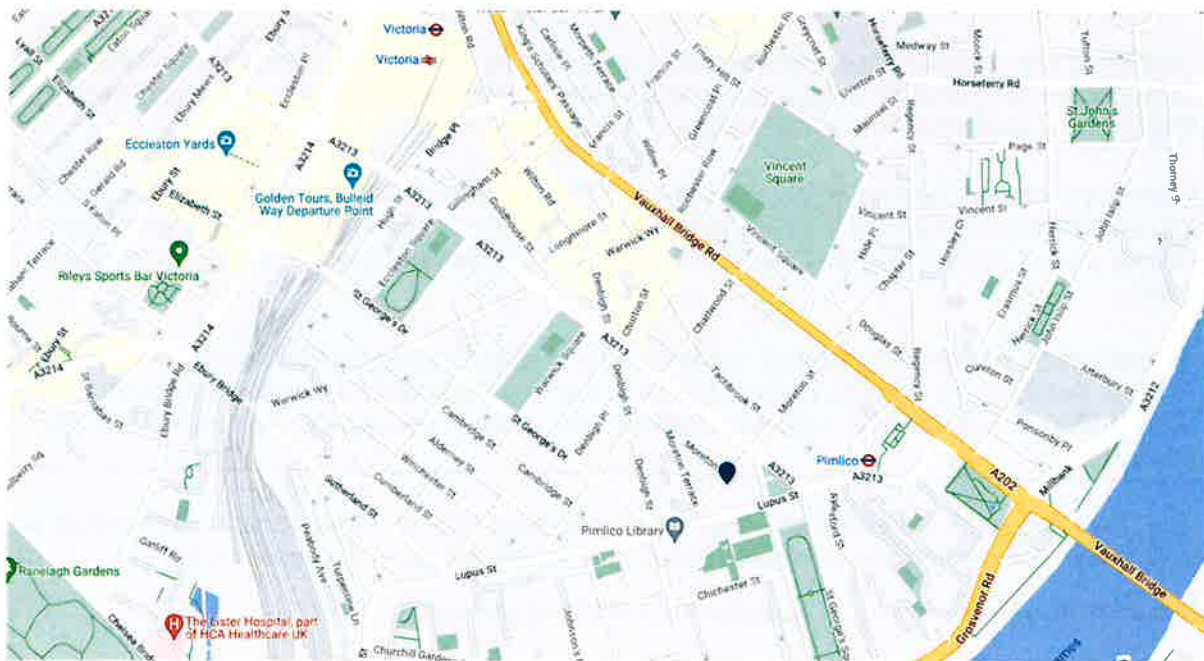
Don't miss out on this incredible letting opportunity! Available now for a long-term let as furnished or unfurnished. Book your viewing today to secure your spot in this bustling London location.

Business Rates:	Rateable Value £10,500 per annum
Rent:	Excess of £19,500 per Annum exclusive.
Term:	New FRI lease terms to be negotiated and agreed
EPC:	Available on Request
Measurements approx.:	Ground and Basement Approx 450 Sq. Ft
Legal cost:	Each party bears their own legal costs.
Viewing:	Strictly by prior appointment through Sole Agents as below.

Metin Yildirim
Direct Line: 020 7428 6801 Mobile: 07951262191



Crown House, 265-267 Kentish Town Road, London NW5 2TP, T 020 7267 2071. F 020 7485 8488 E: my@salter-rex.co.uk / W: www.salter-rex.co.uk



MISREPRESENTATION ACT 1967

Salter Rex LLP for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

- 1. These particulars do not constitute, nor constitute any part of, an offer or contract. Statements contained in these particulars as to this property are made without responsibility on the part of Salter Rex LLP, the Vendors or Lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. All dimensions given are approximate only.**
- 2. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.**
- 3. The Vendor or Lessor does not make or give and neither Salter Rex nor any person in their employment has any authority to make or give any Representation or warranty whatsoever in relation to this property.**