

35 Whitehall, SW1

London

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For Sale

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+44 (0) 203 691 1613

Investment Summary

- Virtual Freehold
- Excellent transport links with Charing Cross Station (Bakerloo, Northern Line & Southeastern) approx. 500 metres away
- Comprising 1,331 sq. ft. (NIA) / 123.6 sq. m. (NIA) of retail accommodation
- Arranged over ground & lower ground floors
- Single let to Cool Britannia on a 15-year lease expiring 26th February 2028
- Passing rent of £150,000 pa
- The property is not elected for VAT
- Offers invited for the Virtual Freehold interest

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Description

The property forms a mid-terraced mixed-use building, arranged over lower ground, ground and four upper floors.

The ground floor comprises retail trading area with ancillary storage on the lower ground floor. The commercial unit is well configured and provides flexibility for a variety of occupiers.

Location

Located on the East side of Whitehall which runs from Trafalgar Square in the north to Parliament Square in the south. Local landmarks include 10 Downing Street, the National Gallery and The Houses of Parliament.

There are excellent transport links with Charing Cross (Bakerloo, Northern Line and Southeastern) and Embankment (Bakerloo, Northern, Circle & District Lines) within a few minutes walking distance to the property.

The property is situated in the City of Westminster.

EPC

Available upon request.

Tenure

A new 999 year Long Leasehold interest at a peppercorn ground rent.

Floor Areas & Tenancy Information

Accommodation comprises the following:

FLOOR	SQ. FT. (NIA)	SQ. M. (NIA)
G	672	62.4
LG	659	61.2
TOTAL	1,331	123.6

The ground and lower ground floors are let to Cool Britannia Retail Limited t/a Cool Britannia, on a 15-year lease expiring 26th February 2028 (approx. 3 years unexpired), with a passing rent of £150,000 pa, inside the Landlord & Tenant 1954.

VAT

The property is not elected for VAT.

Proposal

Offers invited for the Virtual Freehold interest.

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Contact Us

Appointments or viewings must be arranged through
joint sole agents, Albany or Michael Elliott, via:

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