

FULLY FITTED DENTIST TO LET
Unit 4, Ashley House, 4a Monck Street, Victoria, SW1P 2BQ



Available with all Fixtures & Fittings
Class 'E' Use
689 SQ FT (64 SQ M)

LOCATION

The property is situated in the heart of Victoria and a short distance away from St James Park, Victoria and Westminster Stations, enabling excellent access to rest of London and National Rail Services. The property is also within walking distance of several famous landmarks including Buckingham Palace, Westminster Abbey and the Houses of Parliament. Local occupiers include Tesco Express, The Speaker Pub and Farmer J.

DESCRIPTION

The property occupies a retail unit with full height glazing arranged as a dental clinic with a reception, 2 surgery rooms, a X Ray room, a decontamination unit and an office/staff area.

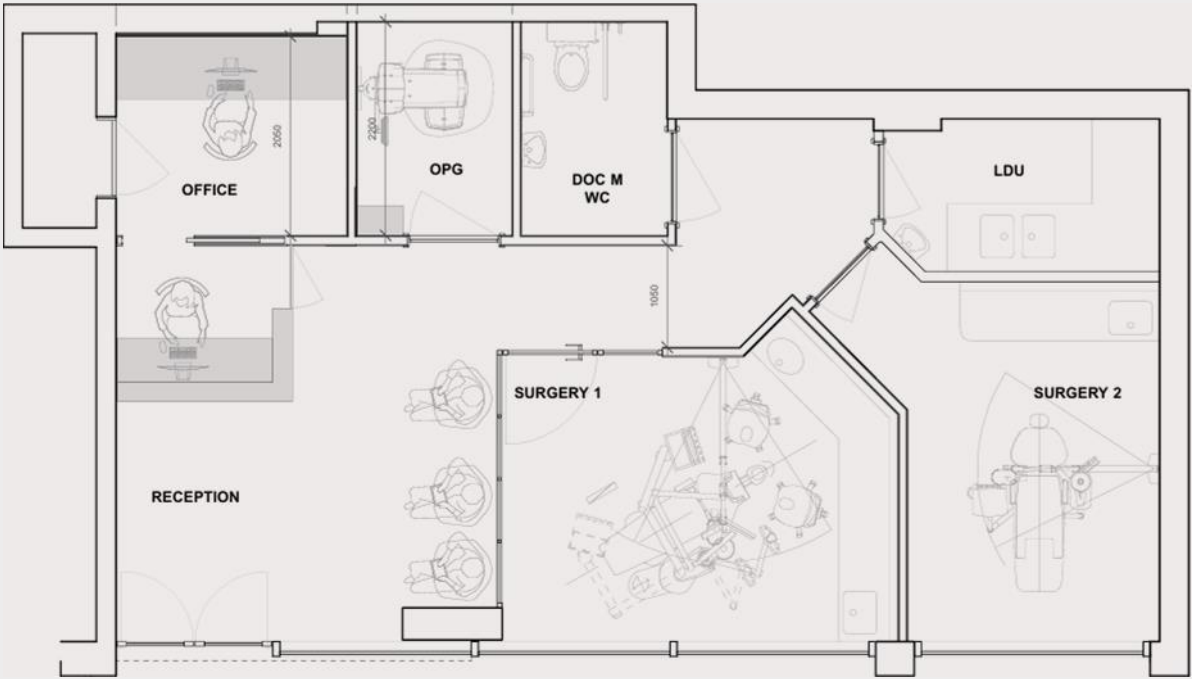
The property is available with all fixtures and fittings. Full list available on request.

AMENITIES

- Available with all fixtures and fittings in situ – ready for immediate trading.
- Full list of fixtures and fittings available on request.
- Full height glazing and part of a prestigious development.
- Fitted with 2 surgery rooms, X Ray room, decontamination unit and an office/staff area.
- Air Conditioning throughout
- DDA compliant
- Suitable to all uses within Class E

SIZE

Floor	Size (sq ft)	Size (sq m)
Ground Floor	689	64



MONCK STREET





LEASE

A new Fully Repairing & Insuring lease is available direct from the landlord, for a term to be agreed.

PLANNING

The property benefits from Class 'E' Use and is suitable for medical, office and retail uses.

RENT

£45,000 per annum, exclusive of all other outgoings.

PREMIUM

Offers are invited for the existing fixtures and fittings. A full list of the equipment is available upon request.

BUSINESS RATES

The rateable value of the property is £34,750, rates payable equate to approximately £17,375. Interested parties are advised to make their own enquiries with the VOA.

SERVICE CHARGE

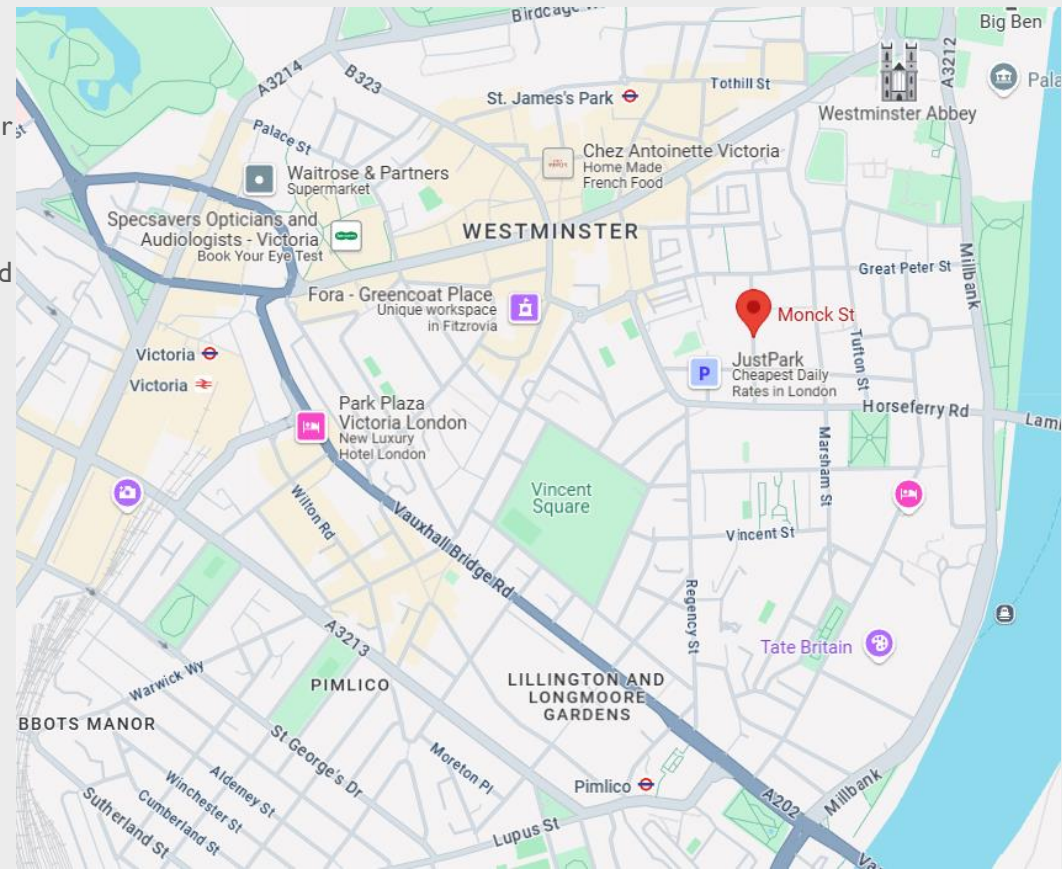
TBA

VAT

Applicable.

EPC

Available upon request. Currently rated D.



**For further information or to arrange a viewing,
please contact:**

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