



## 70 Rochester Row

Victoria, London, SW1P 2PA

### **Charming vacant Freehold Investment moments from Victoria Station.**

**927 sq ft**  
(86.12 sq m)

- Prime retail property.
- On the prestigious Rochester Row.
- 7% N.I.Y with an ERV of £35,000 P.A.
- Characterful glass façade.
- Unparalleled transport connections.

# 70 Rochester Row, Victoria, London, SW1P 2PA

## Summary

Available Size	927 sq ft
Price	£500,000 Guide Price
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

## Description

Having been unoccupied and only used for storage, this prime investment opportunity is available at just £539/p/sq ft offering a versatile space with a competitive value profile. The ground floor of the property offers in excess of 600 sq ft opening out onto Rochester Row, placing it in strong stead amongst a premium set of retailers who have occupied the immediate locale for decades.

The property itself has skylights at the rear with kitchenette and bathroom facilities already in place. The period wooden flooring spans throughout the ground floor with the shop having been home to Rochester Flowers, a prestigious locale florist frequented by the locale community. We anticipate strong interest from occupiers looking to establish themselves in this exceptional unit and that an ERV at £35,000 per annum is comfortably achievable at present day.

## Location

Directly opposite the Rochester Hotel with Shepherds Bookbinders just a couple of doors down, the road is occupied by a well-established set of operators who are valued amongst the local community. The immediate surroundings are occupied by a considerable sum of residential properties home to largely affluent occupiers who hold considerable value in strong service and a relationship built up over a period of time.

The transports links servicing Rochester Row are numerous with Victoria Station the closest by offering Victoria, District & Circle Lines alongside National Rail services and Bus Routes from Victoria Bus Station. Pimlico & St James' Park stations are also nearby and can be accessed within a 10-15 minute walk. Westminster & Buckingham Palace are just moments away meaning the property sees notable levels of tourist attraction on a daily basis.

## Terms

Guide Price: £500,000.

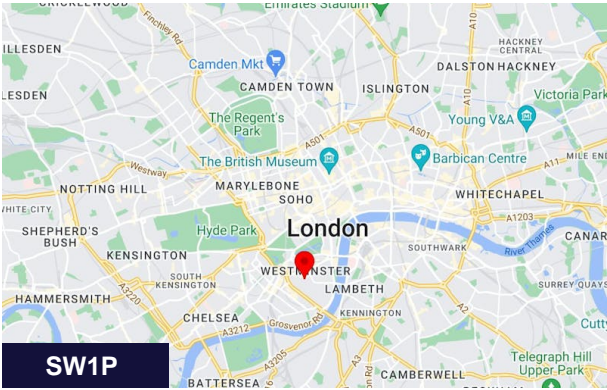
Rateable Value: £19,000.

EPC: D (98).

Use Class: Class E.

Local Authority: The City of Westminster.

Possession: Full vacant possession immediately on completion of legal formalities.



## Viewing & Further Information



**Chris Ryan**  
07385 413368 | 020 7355 0285  
cryan@winkworth.co.uk



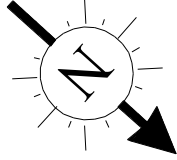
**Adam Stackhouse**  
07889 510036 | 020 7355 0285  
astackhouse@winkworth.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 08/01/2025

# Rochester Row, SW1P

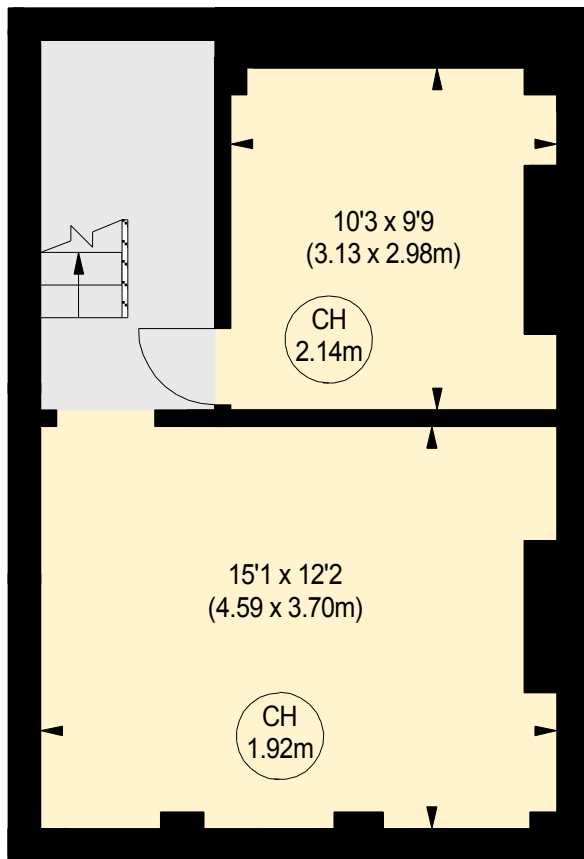
Approximate gross internal area

927 sq ft / 86.12 sq m



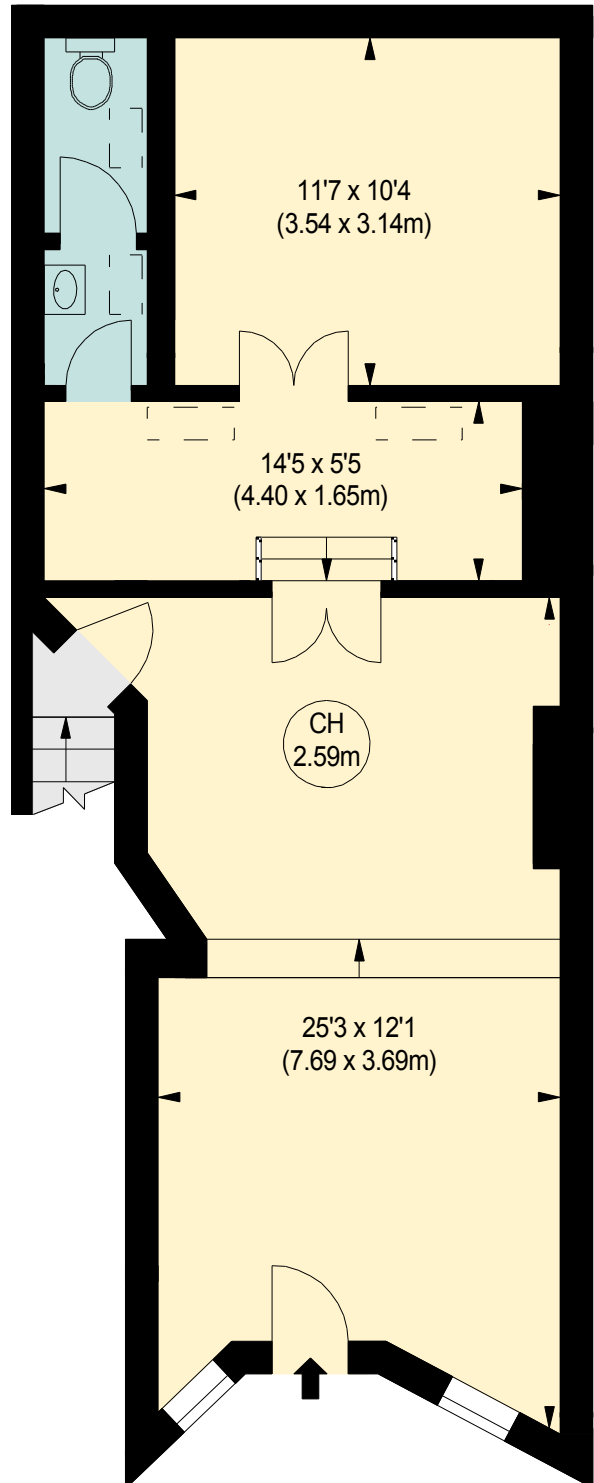
Key :

CH - Ceiling Height



## BASEMENT

(362 sq ft.)



## GROUND FLOOR

(565 sq ft.)

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.