

**ANDREW
REEVES**

Commercial Property

59 Warwick Way, Pimlico, London SW1V 1QR



FOR SALE

Commercial Premises with Class E use
Long Leasehold basis - 25 year lease
Offers in the region of **£325,000**



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Location: A short walk from London Victoria Railway & London Underground Station, the property is located on one of Pimlico's main retail thoroughfares near the junction with Belgrave Road. The immediate surrounding area comprises a mix of retail, office, hotel and residential property uses.

The building forms part of a small parade of commercial premises. Local retail occupiers on Warwick Way include Waitrose, Tesco, Café Nero, Specsavers and Holland & Barrett.

Location plan:



Description:

The property comprises ground and basement commercial premises beneath a flat roof.

The property has most recently been used as an air-conditioned office and showroom and has been refurbished to a high standard. The ground floor has an attractive glazed, wooden framed frontage. The ground floor is arranged as an office with tiled floor, plastered and painted walls, wooden panelled ceiling with spot lights as well as a skylight and large sash window to the rear.

The basement is arranged as an office with kitchen and WC. It is accessed via stairs and has a part-wooden, part-tiled floor, spot lights, pavement lights and rear sky light. The basement is in good condition having been completely refurbished to prevent moisture ingress and redecorated. It has a good natural light. See floorplans and photos below.

Floor areas:

The following approximate areas are measured to RICS IPMS standards (similar to Gross Internal Area):

Ground floor:	242 sft (22.5 sqm)
Basement floor:	479 sft (44.5 sqm)
Total:	721 sft (67.0 sqm)

Tenure: The lease (title number: NGL433337) is for a term of 70 years from 29 September 1980 therefore having 25 years remaining. The subtenant pays a ground rent of only £10 per annum.

Rateable Value: The Rateable Value is £16,250. Note that this is not the amount payable and interested parties should make their own further enquiries.

Service Charge including insurance: The last year's (2021/22) annual service charge payable (including a contribution towards building insurance) was approximately £650 pa.

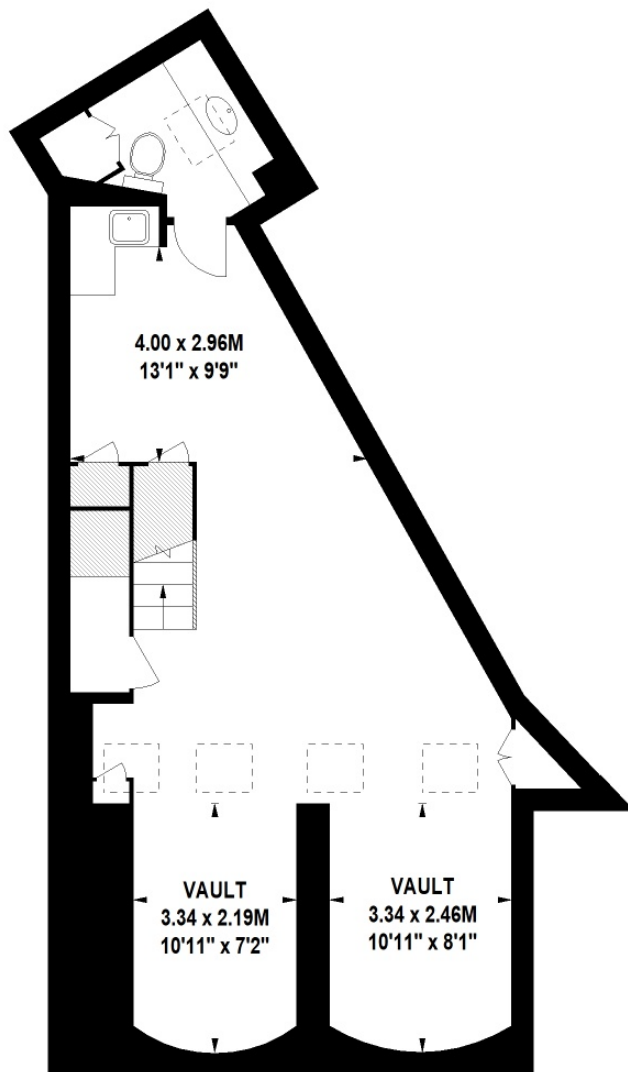
Planning: The property has Class E use and can be used as office, medical, retail and related uses.

Asking price (premium): The long leasehold interest (25 years remaining) is offered for sale for "Offers in the Region of £325,000".

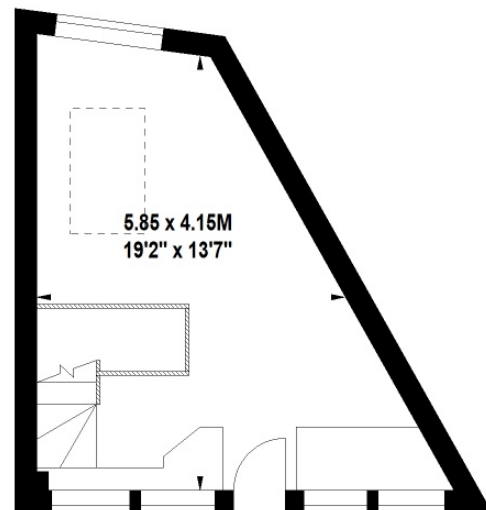
All enquiries and for viewings:

Please contact James Reeves MRICS james.reeves@andrewreeves.co.uk
07940570969 / 0207 881 1320

Floorplans:



Lower Ground Floor



Ground Floor

Internal photos:











These marketing particulars are not intended to, nor shall they, form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between the respective parties' solicitors.