

## 54 Moreton Street, London SW1V 2PB



**Freehold mixed-use building for sale**

**£695,000**

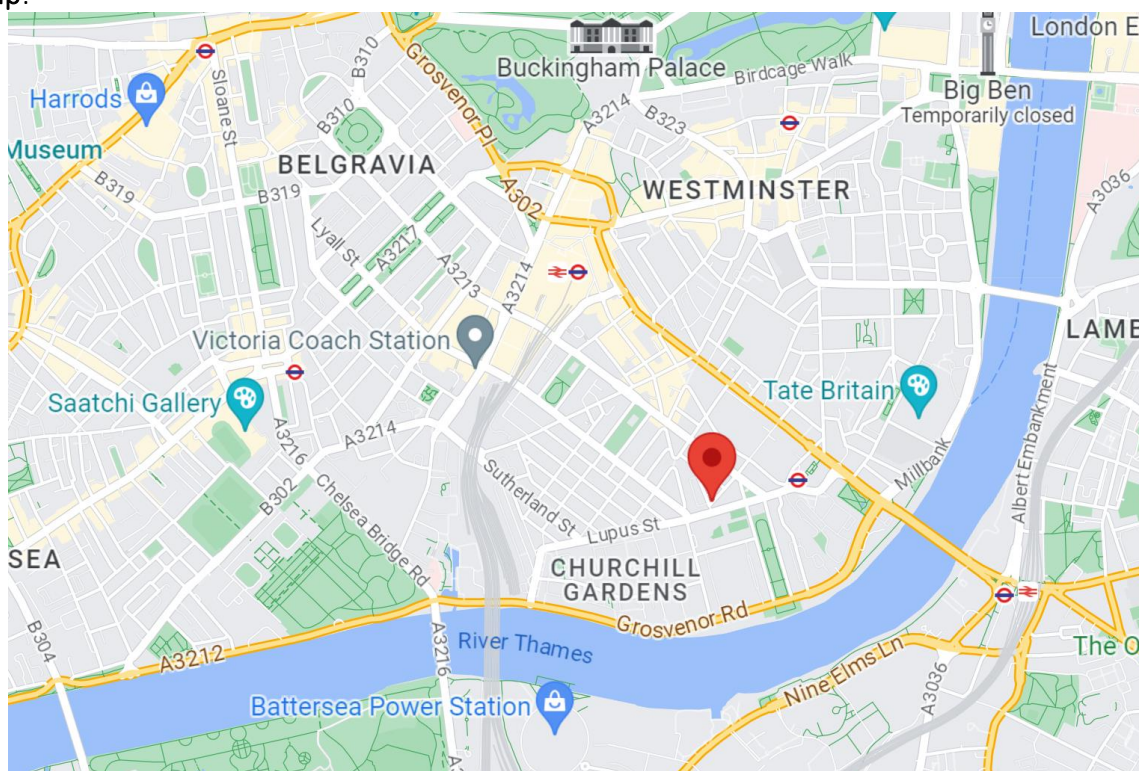
**Class E commercial element offered with  
Vacant Possession**

**Location:**

Pimlico is located immediately to the south of the Victoria area of Central London. The area is served by London Victoria station and Pimlico London Underground station (Victoria Line) which are, respectively, a fifteen and five minute walk away from the property.

Moreton Street comprises a double parade of Victorian townhouses with retail premises at ground and, often, lower ground floor levels. A long-established destination/boutique retail location, Moreton Street comprises mainly independent occupiers including ladies' clothes boutiques, a beauty spa, an art dealer, a bathroom showroom, a tailor, an architect, an artisan bakery, independent restaurants as well as a Pizza Express. 54 Moreton Street is located at the south end of the main retail parade at the junction with Lupus Street and Moreton Terrace.

**Map:**



**Description:**

54 Moreton Street comprises a Victorian end-of-terrace four storey building arranged over lower ground, ground and three upper floors. The lower ground floor comprises a residential flat with its own access from Moreton Terrace and the lower ground floor of the Class E commercial premises including shared external area with demised storage. The ground floor comprises commercial Class E accommodation. The first floor comprises an apartment and the second and third floor comprises a duplex apartment.

The commercial premises over ground and lower ground extend to 1,050 sq ft (97.6 sqm) and are fitted out as quasi office/retail with wooden floors and spotlights plus a shower room at Lower Ground floor level.

81 ROCHESTER ROW, WESTMINSTER, LONDON SW1P 1LJ



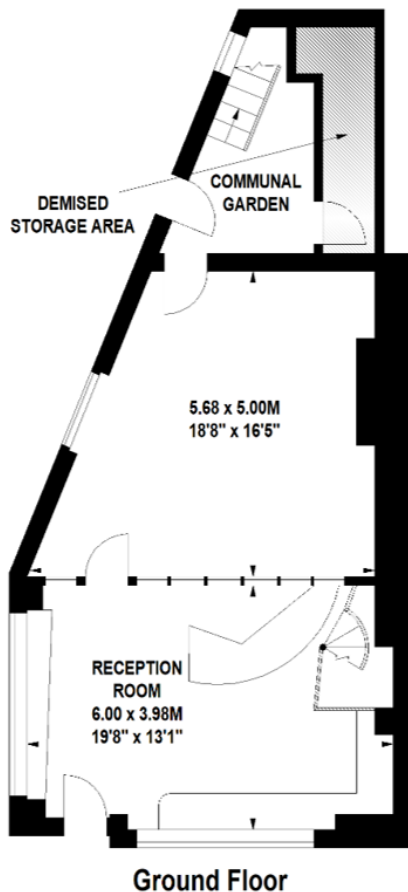
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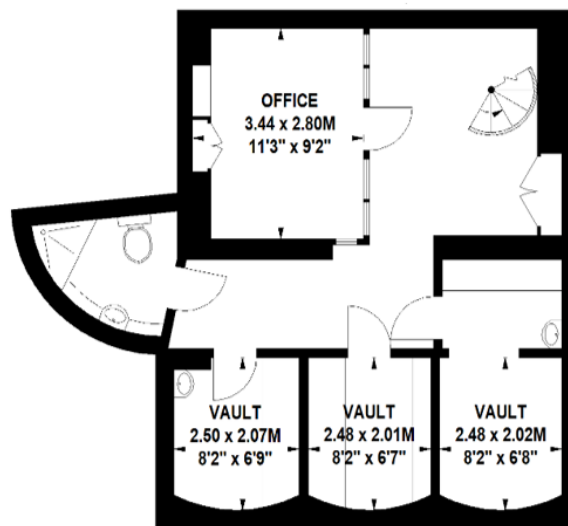
**Approximate Gross Internal Floor Areas:**

Ground floor offices	- 420 sq ft
Basement offices	- 300 sq ft
Basement storage	- 330 sq ft
<b>TOTAL</b>	<b>- 1,050 sq ft</b>

**Floorplan:**



 Under 1.5m head height



**Lower Ground Floor**

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**Occupation:**

On completion of a sale the commercial premises will be provided with vacant possession. They are currently occupied.

The lower ground floor apartment has been sold on a long leasehold basis (NGL745112) for a period of 105 years from 25 December 1995 therefore having approximately 77 years remaining. The ground rent payable is £600 per annum and doubles every 25 years.

The first floor apartment has been sold on a long leasehold basis for a period of 189 years from 25 December 1995 therefore having approximately 161 years remaining. The ground rent is a peppercorn. The lease was extended in 2014.

The second and third floor duplex apartment has been sold on a long leasehold basis for a period of 189 years from 24 December 1995 therefore having approximately 161 years remaining. The ground rent is a peppercorn. The lease was extended in 2014.

**Business Rates:** The Rateable Value listed for the commercial premises is £20,500. Note that this is not the amount payable and interested parties should make their own enquiries.

**EPC:** The commercial EPC has a rating of D and is available upon request.

**User:** The commercial premises have [Class E](#) commercial use which permits a range of uses including but not limited to office, retail and medical uses.

**Asking price:** £695,000 (Six hundred and ninety-five thousand pounds). Note that the building is not elected for VAT.

**All enquiries and for viewings:** Please contact James Reeves MRICS  
[james.reeves@andrewreeves.co.uk](mailto:james.reeves@andrewreeves.co.uk) and 07940570969 / 0207 881 1340



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Photos:



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*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.*

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