

65 & 66 Warwick Square London SW1V 2AP

lot 3

Central London Freehold Ground Rent Investment

- Historic and prestigious London location
- Close proximity to both London Victoria Station and Pimlico Underground Station
- Comprises a modern office unit and 12 residential apartments

Rent
£1,144 per
annum
exclusive



Location

Miles: 0.3 miles south-east of Victoria Station
1.1 miles north-west of Vauxhall
Roads: A3213, A2314, A202
Rail: Victoria Station (Victoria, District and Circle Lines)
Pimlico Underground (Victoria Line)
Air: London City Airport
London Heathrow
London Gatwick Airport

Situation

The property is situated in the affluent Westminster borough of Pimlico, on the predominantly residential Warwick Square. Warwick Square is a highly desirable area equidistant between Pimlico Underground Station (Victoria Line), Victoria Underground Station (Victoria, District and Circle Lines) and Victoria National Rail Station. The property occupies a prominent corner position on the north-east corner of Warwick Square at its junction with Belgrave Road.

Tenancy and accommodation

Unit	Unit No.	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
65	Part Basement, Part Ground, Part First, Second, Third, Fourth, Fifth	Residential/ Ancillary	3 x Residential Apartments (1) 1 x Basement Store (1) 9 x Residential Apartments (2)	EYNESBURY ESTATES LIMITED	99 years and 7 days from 25/12/1970 (3)	£1,144	01/01/2070
66	Part Basement, Ground & First	Office	412.95 sq m (4,445 sq ft)	RIVER STREET CAPITAL (SILVER OAK) LIMITED	999 years from 21/08/2014	Peppercorn	21/08/3013
Total Commercial Area			412.95 sq m (4,445 sq ft)			£1,144	

- (1) Three apartments and the basement store are let until 1st January 2070.
(2) The remaining nine apartments are let until 24th December 2159. These leases were granted under the provisions of section 56 or 93 (4) of the Leasehold Reform, Housing and Urban Development Act 1993 and the provisions of paragraph 10 schedule 11 to that Act apply.
(3) The seller has served notices on the residential lessees under Section 5B of the Landlord and Tenant Act 1987.

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acutus.co.uk
Georgina Roberts
Tel: +44 (0)20 7034 4863.
Email: georgina.roberts@acutus.co.uk
www.acutus.co.uk

Buyer's Legal Report Service:

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acutus.co.uk for further details

Seller's Solicitors:

Hammond Bale LLP
19 Berkeley Street, London, W1J 8ED.
Tel: +44 (0)20 7499 7624.
Email: mgebhard@hammond bale.com
Ref: Mark Gebhard.

Description

The property comprises a Grade II listed building arranged over six floors, comprising office accommodation on part basement, ground and first floors with 12 residential flats arranged over second to fifth floors and part basement. The residential apartments are accessed via 65 Warwick Square.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 00020449. For identification purposes only.