



ROBERT IRVING BURNS



19 DOUGLAS STREET

LONDON, SW1P 4PA

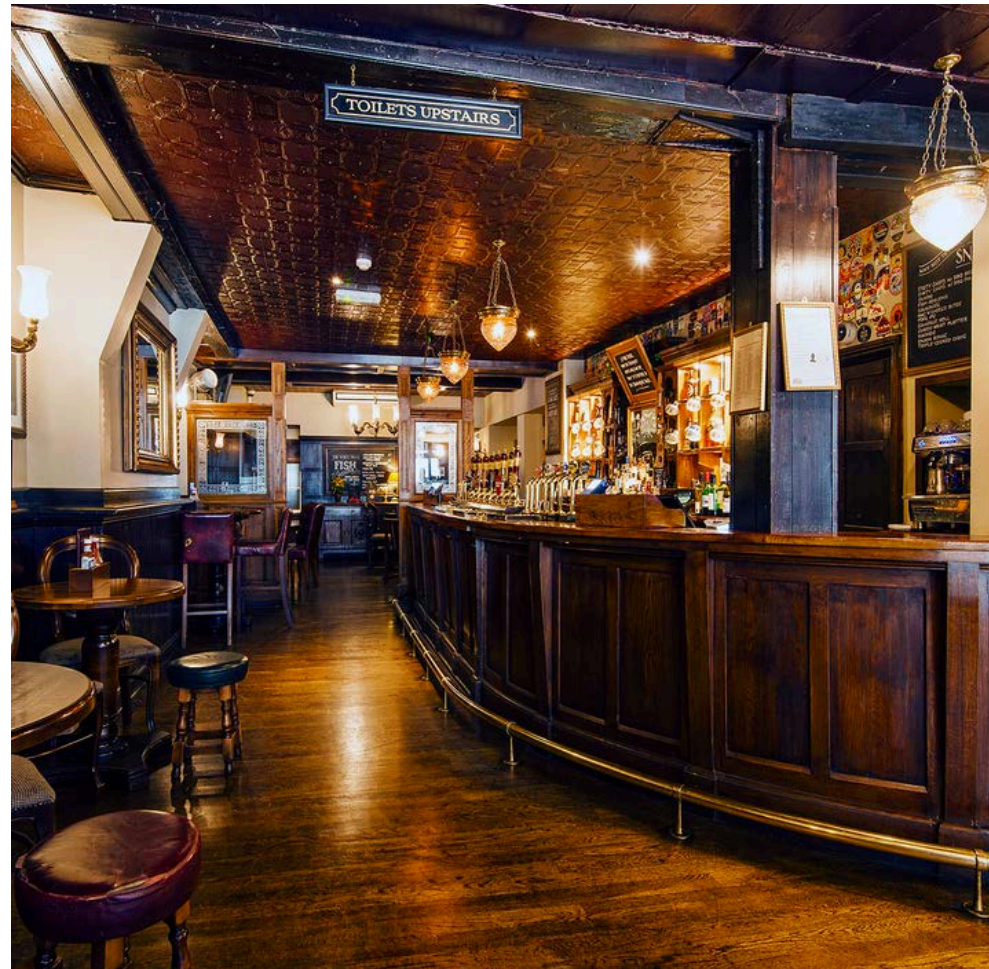
FOR SALE / TO LET

GROUND AND LOWER GROUND FLOOR
E USE CLASS PREMISES IN THE HEART OF
PIMLICO

843 SQ.FT

WWW.RIB.CO.UK | 020 7637 0821 | 19 MARGARET STREET, LONDON, W1W 8RR

Location



White Swan



The Belgrave



Cask Pub & Kitchen



Regency Cafe

Location

Situated in the heart of Pimlico, the property provides easy access to Victoria and the West End, as well as offering an urban village atmosphere, green spaces, and the charming riverside.

Surrounded by lively local pubs, independent boutiques, and artisan coffee shops, the streets around the property have a vibrant energy. Nearby St. George's Square and Bessborough Gardens are ideal for lunch breaks or al fresco meetings, providing tranquil green spaces amidst the hustle and bustle of city life.

In addition, Victoria's popular dining scene is just a short walk away, while cultural gems such as Tate Britain are within easy reach.

Transport links are excellent, with Pimlico station (Victoria Line) just a short walk away. Victoria station, with its national rail links and access to the Victoria, Circle, and District lines, is also within easy reach. Numerous bus routes run along nearby Vauxhall Bridge Road and Lupus Street, providing easy access to other parts of London.

Description



GROUND FLOOR

19 DOUGLAS STREET

Description

An attractive self-contained period (not listed) office arranged over ground and lower ground floors. The entrance/reception area boasts characterful with period features and impressive ceiling heights. The demise also benefits from excellent natural light, a kitchenette, WC's and a meeting room.

The building itself is situated on the corner of Douglas Street and Chapter Street enabling exposure from two separate avenues of footfall.

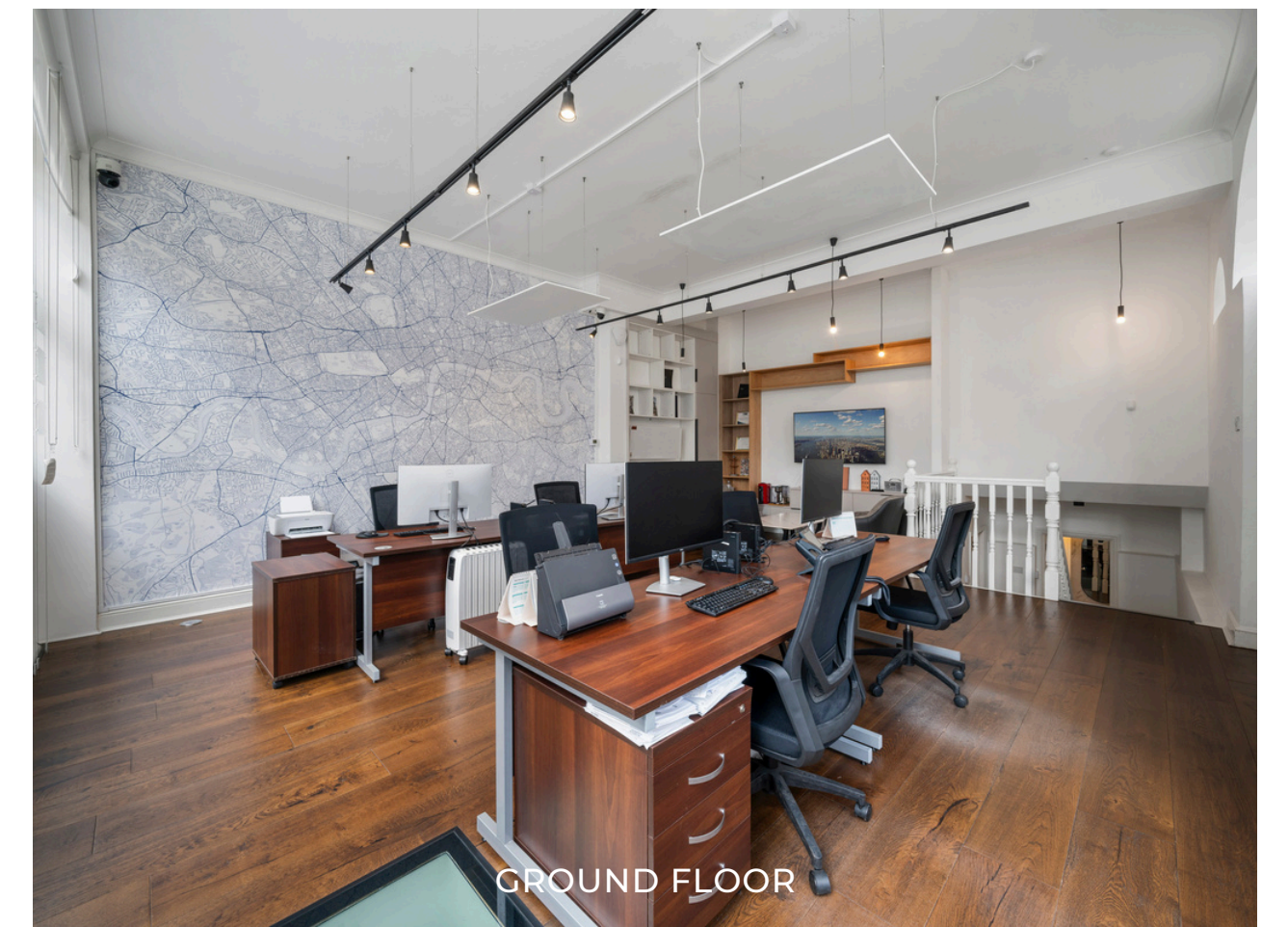
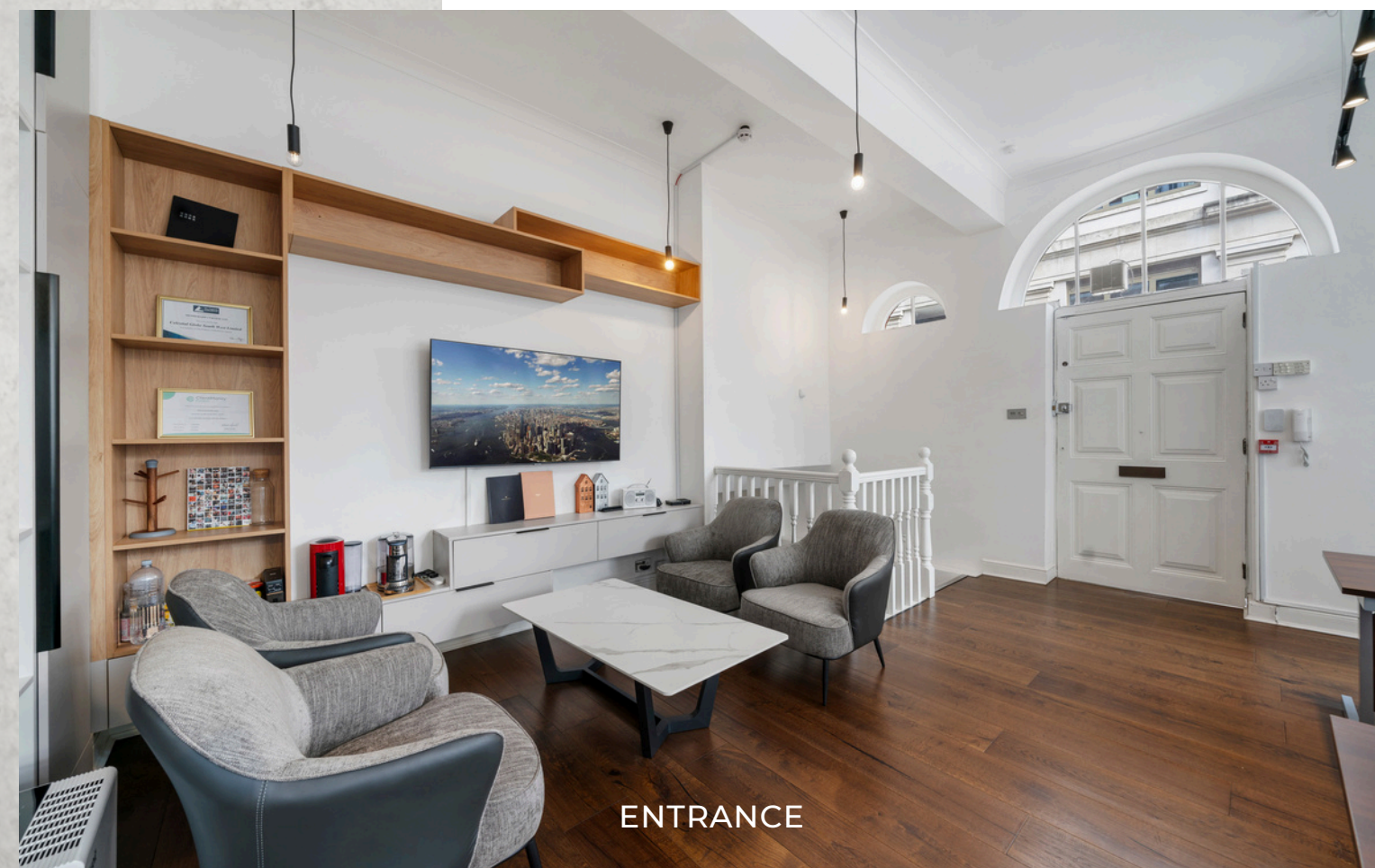
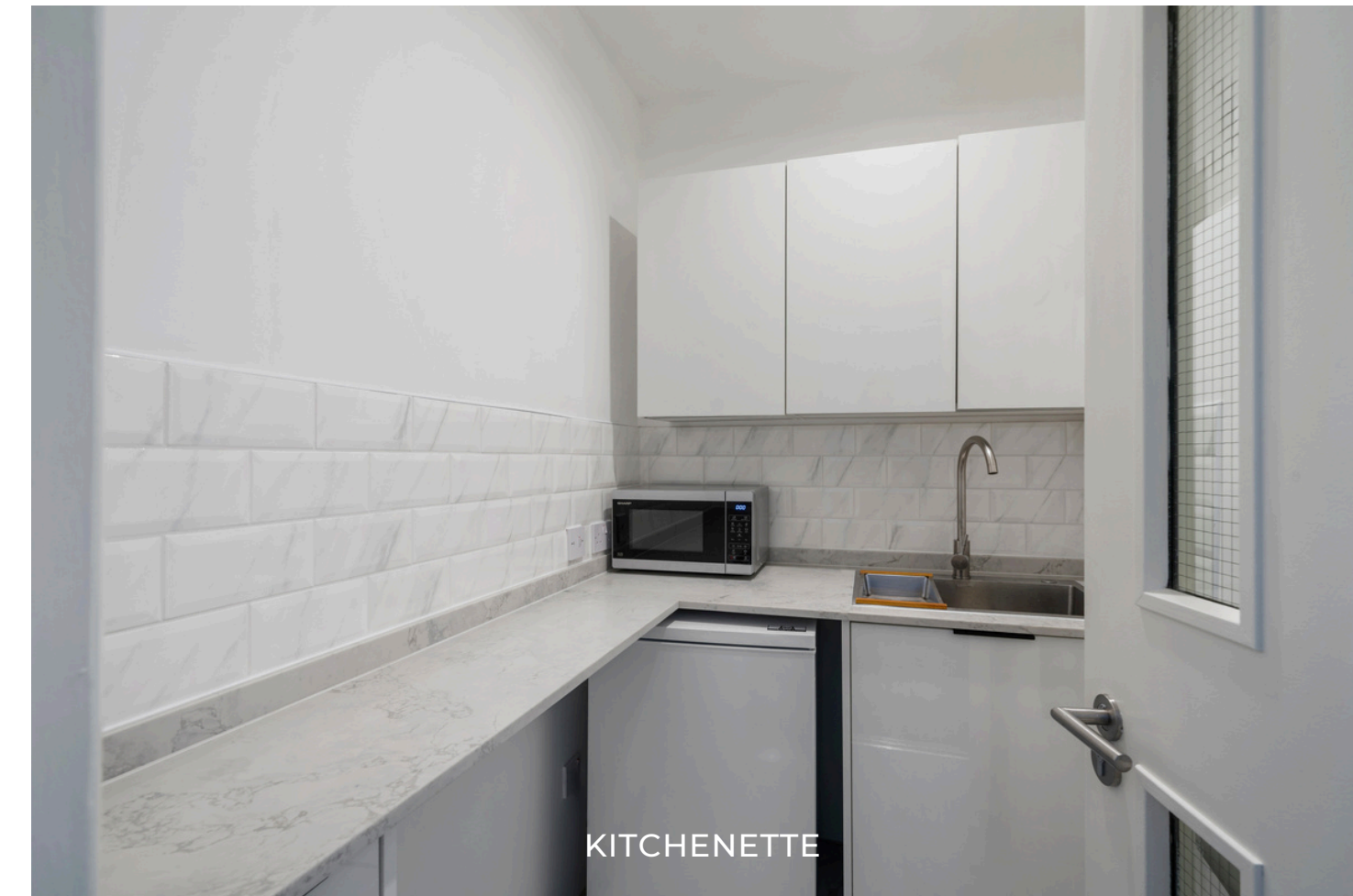


GROUND FLOOR LOBBY

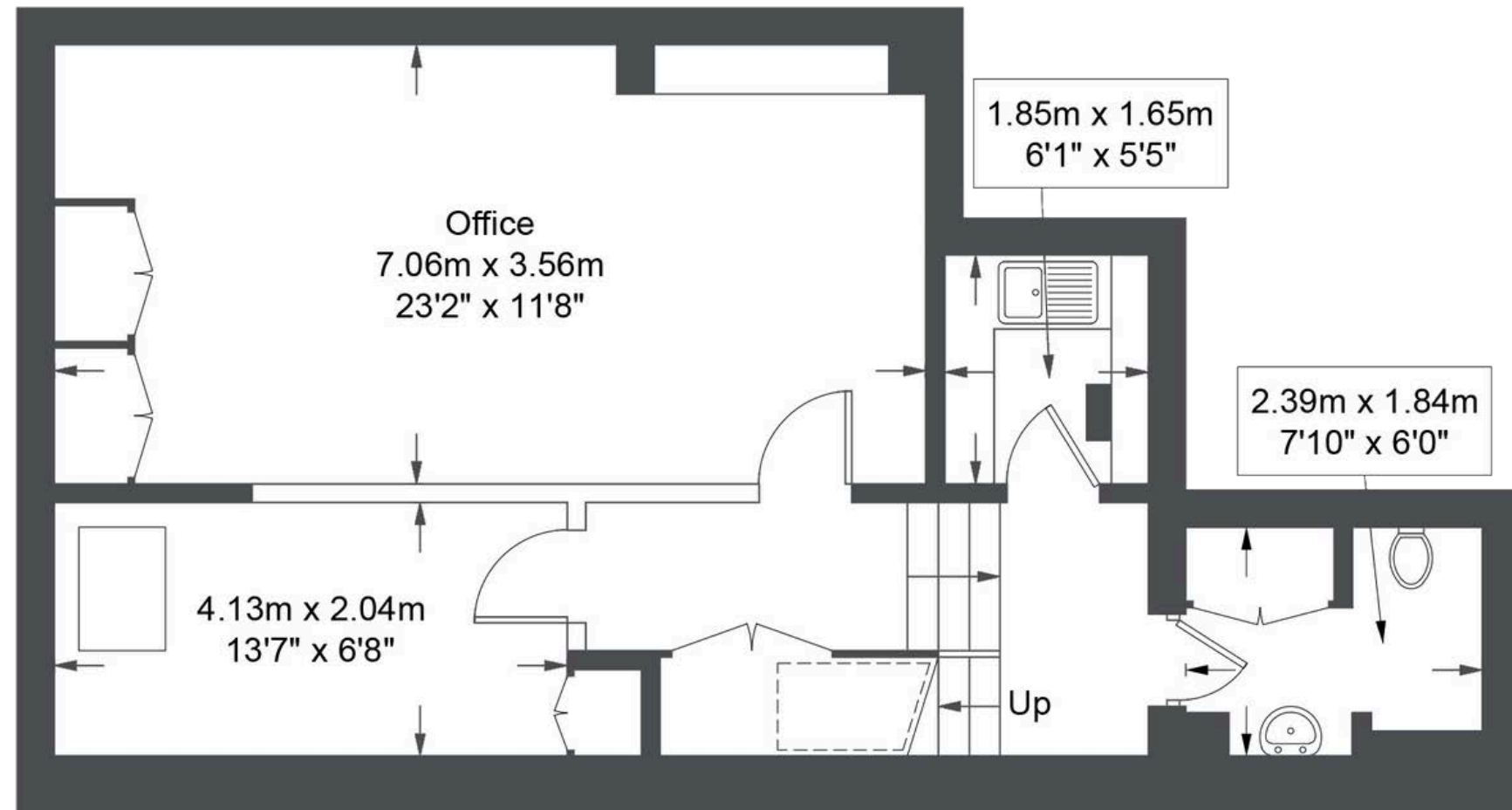
RIB

Specification

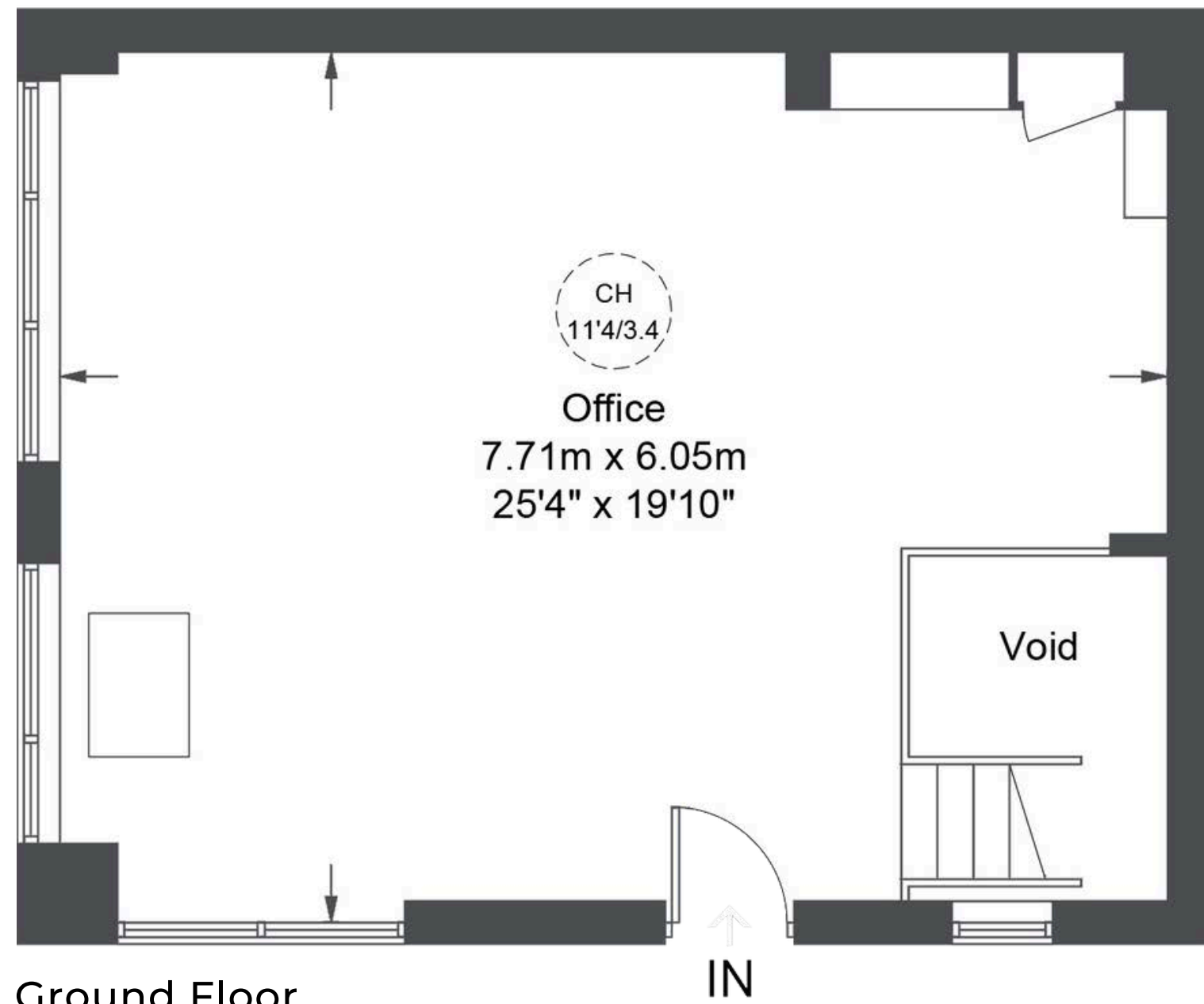
- Natural Light.
- Kitchenette.
- Corner Unit.
- Excellent Frontage.
- Meeting Room.
- Reception Area.
- WC's.
- Good Ceiling Height.



Not to scale.



Lower Ground Floor



Ground Floor

PRICE

Upon Application.

TENURE

The long-leasehold is held under Title Number NGL595839 with 961 years unexpired.

Floor	Lower Ground & Ground
Total Size (sq.ft.)	843
Quoting Rent (p.a.) excl.	£38,500
Service Charge	TBC
Estimated Rates Payable (p.a.)	£10,479
Estimated Occupancy Cost excl. (p.a.)	£48,979

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

PROPOSAL

The long-leasehold interest is available to purchase (961 years remaining) or a new effective Full Repairing and Insuring lease contracted outside the provisions of the Landlord and Tenant Act 1954 is also available direct from the landlord for a term to be agreed.

PRICE

Upon Application.

TENURE

Long-Leasehold.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

VAT

TBC.

FLOOR PLANS

Scaled floor plans are available on request.

Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. July 2024

LET

Ben Kushner

020 7927 0637

Ben.k@rib.co.uk

Thomas D'arcy

020 7927 0648

Thomas@rib.co.uk

Michael Georgiou

020 7927 0743

Michael.g@rib.co.uk

SALE

Tino Antoniou

07943 744 534

Tino@rib.co.uk