

# Claridges

COMMERCIAL PROPERTY CONSULTANTS

**D2 USE  
(POSSIBLE D1 SUBJECT TO PLANNING)  
LONG LEASEHOLD FOR SALE  
APPROX 6000 SQ FT (557 SQ M)**



**MURRAY HOUSE  
VANDON PASSAGE, VANDON STREET LONDON SW1H**

**020 8559 1122**



## Location

Murray House is located at the junction of Vandon Street and Vandon passage. It is within a 2 minute walk to St James Park tube station (District and Circle Lines), 10 minute walk of Victoria Underground and Overground stations, and also within easy reach of Westminster and Great Portland Street Stations.

It is situated within a prime, sought after location in Victoria and is surrounded by a number of commercial, residential and mixed use buildings, providing homes, offices and a number of shops, restaurants, cafes etc including Starbucks, Pret a Manger, Wagamama, Gymbox, Pure Gym and other major brands.

## The Property

Murray House is a new commercial and residential mixed-use development. The available accommodation comprises part ground and lower ground floor of the commercial unit. The property was formerly used as a yoga studio but has since been stripped back to shell and core, ready for the occupiers fit out. There is a self-contained entrance situated on the corner of Vandon Passage and Vandon Street with good signage opportunities.

### Ground Floor:

Entrance with glazed frontage, comprising approx. 350 sq. ft. (33m<sup>2</sup>). There is a DDA compliant passenger lift to take customers to the lower ground floor.

### Lower Ground Floor:

Open planned, flexible space comprising approx. 5,600 sq ft (520m<sup>2</sup>). There is good natural light on the LG floor provided from the pavement lights on one side and the external, private courtyard to the rear of the property. There is also a separate plant room. I am advised there is a ceiling height of approx. 3.2m.

**Total Gross internal floor area approx. 5,950 sq ft (552m<sup>2</sup>). Please note floor areas as provided.**

## Services

- Air handling unit
- 3 phase power
- DDA Compliant Lift
- Capped services (gas, water)

Please note services have not been tested.

## Planning

I am advised the unit currently has D2 use. However it previously was granted D1 use and therefore offers subject to a change of use to D1 will be considered.

## EPC

In hand

## VAT

I am advised the property **IS** elected for VAT purposes

## **Terms**

To be sold on a long leasehold basis (approx. 143 years unexpired) with full vacant possession, offers are invited in the region of £3million subject to contract. There is a preference to sell the unit however rental offers may be considered and are invited on a new FR&I lease for a term to be agreed. Price upon application.

## **Costs**

Each party to be responsible for their own legal and professional costs

## **RETAINED:**

Claridges are not retained and would look to potential tenants/purchasers for our fees which are 10% of the average rent plus VAT for a letting.

## **Reference Charge:**

Claridges charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

## **Holding Deposit**

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.

## **Viewing:**

**By Appointment only via Agents**

**Claridges Commercial – 020 8559 1122**

**E: [info@claridges-commercial.co.uk](mailto:info@claridges-commercial.co.uk)**

## **Important Notice**

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.