

 **Tuckerman**

89 Rochester Row, London,
SW1P 1LJ

**Self-Contained Retail &
Residential Premises of
Interest to Investors,
Developers & Residential
Owner Occupiers**

tuckerman.co.uk
020 7222 5511



Executive Summary

Located in Victoria/Westminster close to Vincent Square.

Virtual freehold for sale.

Retail with residential upper parts comprising circa 1,293 NIA/NSA sq ft.

Retail let to leading bespoke tailor Redwood & Feller Limited (www.redwoodandfeller.co.uk) at a passing rent of £13,200 per annum (£30.48 per sq ft).

Residential let on an AST at a rent of £960 pcm. There is the opportunity to obtain vacant possession, refurbish and relet at a market rent or to owner occupy.

Medium/long term active management opportunity.

Potential to reconfigure and increase the massing, subject to STPP.

The Vendors are seeking £1,100,000 for the virtual freehold interest, reflecting a capital value of £850 per sq ft.





Victoria Station

Westminster Cathedral

Buckingham Palace



Green Park Station

St James's Park



St James's Park Station



Pimlico Station

Westminster Abbey

Houses of Parliament

River Thames





Location and Transport

The property is located on the East side of Rochester Row, close to its junction with Walcott Street and Vauxhall Bridge Road. The property lies midway between Victoria and Pimlico in a mixed commercial and residential location. Victoria mainline and underground station is within a few minutes' walk to the North West and provides a mainline connection to the South East and, via the Victoria Line, easy access to Vauxhall Station (2 stops) and Oxford Circus (2 stops). Victoria Station also provides access to the District and Circle Line.

There are a host of local shops, cafes, bars and hotels within the immediate area and nearby attractions include Westminster Abbey, Tate Britain and Vincent Square.



Description

The property was built in the late 1800's and is of brickwork construction underneath a pitched tiled roof. The building is arranged as commercial on the ground floor, together with residential arranged over the 1st and 2nd floors.

The ground floor provides two separate means of access, one into the commercial element and one leading into a corridor providing access to the upper floors. The ground floor shop is arranged as a sales area to the front together with a display cabinet, whilst the rear of the property provides an ancillary workshop. The workshop at the rear provides access into a small yard area.

The 1st and 2nd floors provide a self-contained two bedroom flat, which provides a reception room and kitchen on the 1st floor together with a utility room on the rear half landing. The 2nd floor provides two double bedrooms and a bathroom on the half landing.



Floor Areas

The premises are arranged as follows

Unit	Description	Sq Ft NIA	Sq M NIA
First / Second	2 Bed Flat	860	80
Ground	Retail Zone A	149	14
Ground	Retail Zone B	54	5
Ground	Display Cabinet	14	1
Ground	Workshop	216	20
TOTAL		1,293	120

* GIA 1,431 Sq Ft (133 Sq M)



Tenancy Schedule

The premises are arranged as follows

Tenant	Floor	Sq Ft	Rent PA	Rent PSF	Start Date	Mutual Break Date	End Date
Redwood & Feller Ltd	Ground	433	£13,200.00	£30.48	28/09/2021	31/12/2031	27/09/2036
AST	1st & 2nd	860	£11,520.00	£13.40	06/02/2023		04/07/2023

Floor Plans



Tenure

The property is held on a virtual freehold from The Church Commissionaires, which commenced on the 25th December 1892 for a term of 999 years and is due to expire on the 25th December 2891. The annual rent payable is £17.

Title

The premises are held under Title No: NGL944927.

Planning

The premises are not listed, however are situated in the Vincent Square Conservation Area. Planning consent was granted on 02/02/1995 to reconfigure the ground floor retail and infill the courtyard. This was not implemented and has now lapsed.

EPC

The commercial has an EPC rating of 87, which falls within Band D. The residential has an EPC rating of 60, which falls within Band D.

Rates

The ground floor is rated as shop & premises and has a rateable value of £9,100. The 1st and 2nd residential floors are within Council Tax Band G.

VAT

The building is not elected for VAT.

Proposal

The Vendors are seeking £1,100,000 for the virtual freehold interest, reflecting a capital value of £850 per sq ft.

Further Information

Should you require any further information or wish to arrange an inspection, please contact

Legal Costs

Each party to bear their own legal costs incurred in this transaction.

Philip Martin

Tuckerman

07811 103045

pmartin@tuckerman.co.uk

Oscar Holmes

Tuckerman

07921 452727

oholmes@tuckerman.co.uk

Subject to contract. Tuckerman for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Tuckerman nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat.
