

Central London long
leasehold opportunity

30 Causton Street

London, SW1P 4AU



The Opportunity

30 Causton Street, London, SW1P

- ▶ Suitable for continued educational use, or alternative uses and development subject to all necessary consents
- ▶ Located on Causton Street centrally positioned in the London Borough of Westminster
- ▶ Self-contained educational building formally used as a Special Educational Needs (SEN) school
- ▶ Brick built mid-terrace building split across four storeys
- ▶ Approximately 4-minutes' walk from Pimlico Underground Station
- ▶ Buildings: 13,241 sq. ft (13,241 sq. m) GIA
- ▶ Land: 0.11 acres
- ▶ Held under a long leasehold of 100 years from 1995 (approximately 70 years remaining)
- ▶ Rare opportunity to acquire an educational property in Zone 1 London

Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

Overview

The property comprises a self-contained educational building, currently used by Fairley House School as a Special Educational Needs (SEN) school for children aged 6-16. 30 Causton Street is a brick-built mid-terrace building split across four storeys under a pitched roof held under a long leasehold of 100 years from 1995 from the

Diocese of London, with approximately 70 years remaining. Following the acquisition of a new property Fairley House will be relocating the school and vacating 30 Causton Street. Knight Frank has been instructed to sell Fairley House's long leasehold interest in the property.



Description

Comprising four storeys, the property is of brick construction and features a pitched roof. It is positioned on a site area of approximately 0.11 acres and totals 13,241 sq. ft. On the ground floor there is a Photocopier Room, Music Room, Main Hall, and Kitchen. On the first floor is the Art and Child Development Team classroom, Head's Room, ICT, Library, and Classrooms. On the second floor is the Science

Lab, Treatment Room, Prep Room and Classrooms. On the third floor is an Office, Classrooms, and Staff Kitchenette. WCs are located on the ground, first, and second floors. The classrooms are equipped with interactive whiteboards and are each set up to accommodate between 12-14 pupils. There is a secure access system which controls movement around the building.



Location

The property is situated within the London Borough of Westminster, a 4-minute walk from Pimlico Underground Station. The local area is known for being a quiet, elegant residential neighbourhood benefitting from Regency architecture, garden squares, and close proximity to the Thames. Nearby attractions include the Tate Britain, a world leading gallery, as well an abundance of green space including St James's Park to the north, and Battersea Park to the southwest.



Neighbourhood market in Pimlico



Neighbourhood cafe in Pimlico

Travel

Road – Causton Street spans from Regency Street to Vauxhall Bridge Road, which intersects with Causton Street at its eastern end. This providing access to Vauxhall to the south and Victoria to the north. The A3212 is situated 0.2 miles south of the property, providing access to Westminster Abbey to the north and Chelsea Embankment and Battersea to the southwest.

Rail – Pimlico Underground Station (0.2 miles – Victoria Line), Victoria Railway Station (0.5 miles – National Rail, London Underground Victoria, Circle and District Lines).

Air – Heathrow Airport is approximately 17 miles from the property, and London Gatwick Airport approximately 37 miles from the property, between them providing flights to approximately 250 unique destinations.



Pimlico Underground Station



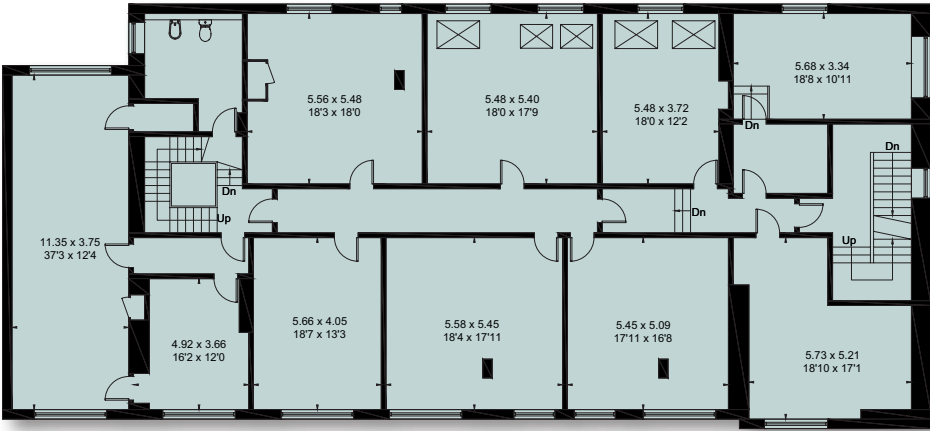
Tate Britain



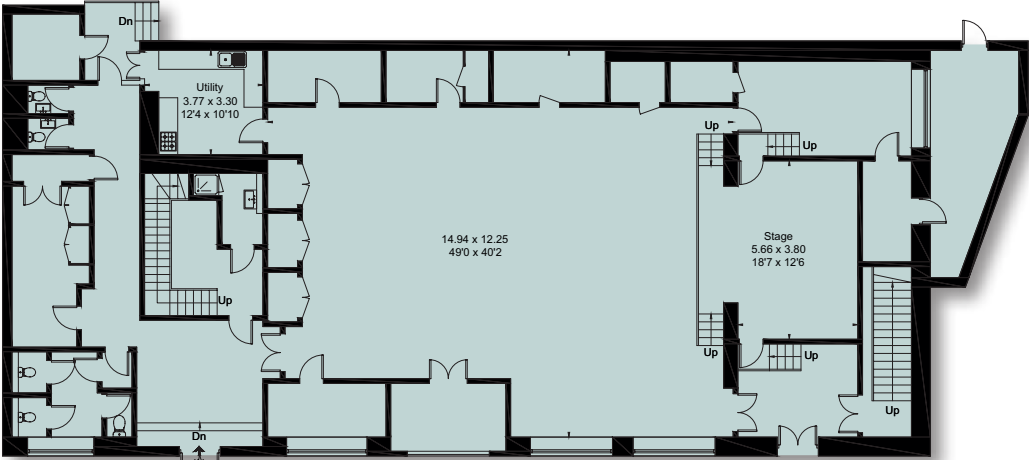
St James's Park

Site Plan and Floor Areas

Click here for virtual tour



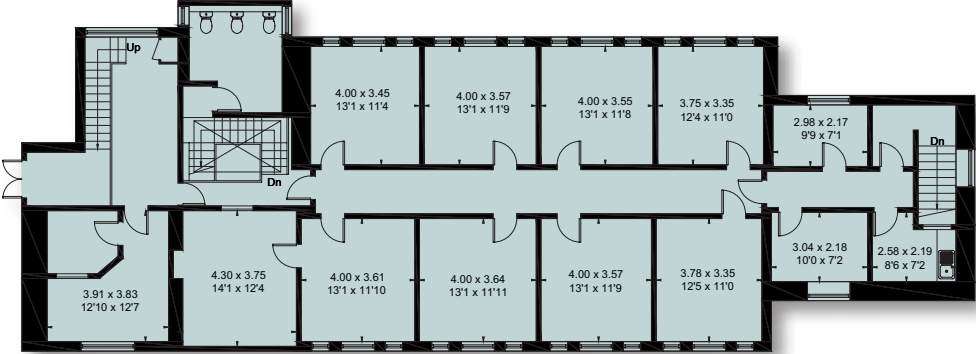
FIRST FLOOR



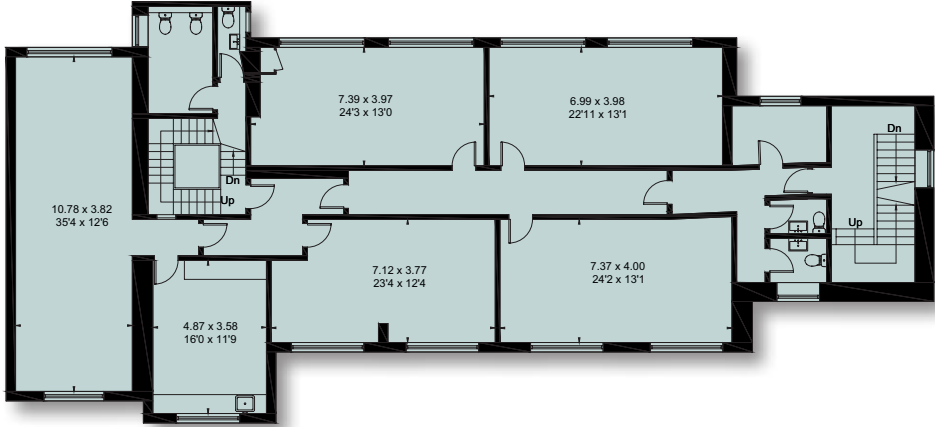
GROUND FLOOR

Floor	Sq m (GIA)	Sq ft (GIA)
Ground	368.6	3,968
First Floor	351	3,778

Plans are for identification purposes only and not to scale.



THIRD FLOOR



SECOND FLOOR

Floor	Sq m (GIA)	Sq ft (GIA)
Second Floor	261.8	2,818
Third Floor	248.7	2,677
Total	1,230.1	13,241

Additional Information

Title and Tenure

The property is held under the leasehold title NG73048.

A 100 year long lease was granted in 1995 by the Diocese of London, providing approximately 70 years remaining.

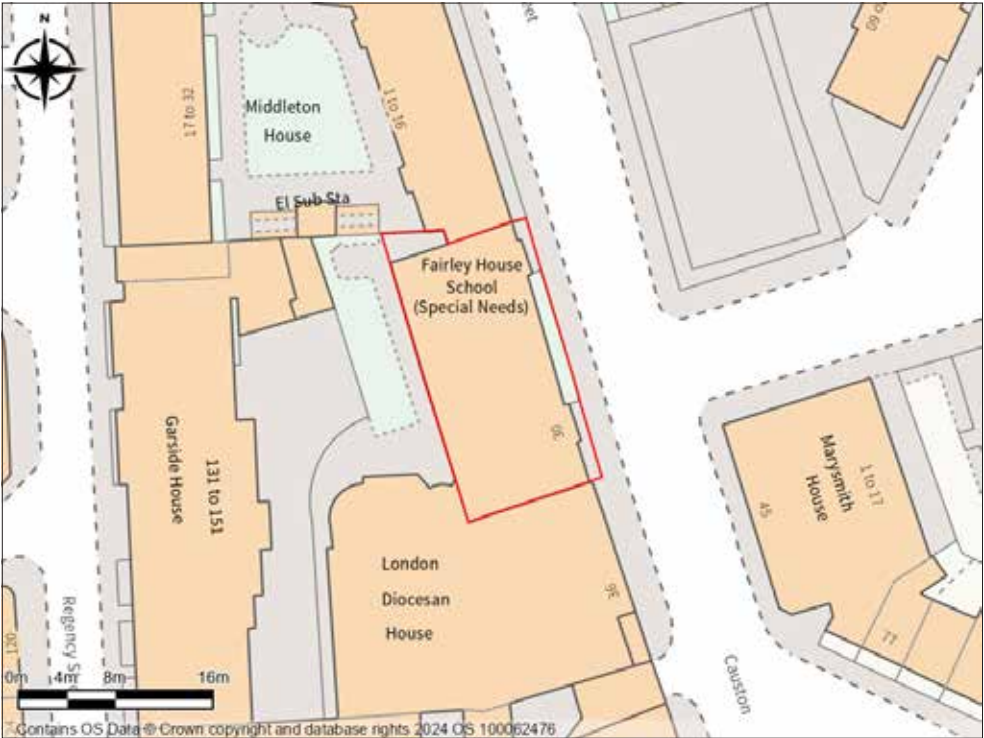
A copy of the lease can be found in the dedicated website.

Services

Mains water, electricity and drainage.

Statutory Authority

Westminster City Council



Viewings

Strictly through prior appointment and subject to local restrictions in place at the time. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

VAT

We understand that the property has not been elected for VAT.

Method of Sale

The property is for sale by private treaty via informal tender.

Contents

Some of the contents such as teaching equipment and resources is available via separate negotiation.

Debt Advisory

The Knight Frank Debt Advisory team provides a value-add service to those considering obtaining real estate finance for developments or acquisitions. The team partners with borrowers throughout the financing process to make it simpler and faster, and to ensure that they finish with optimal terms.

For further information, please contact Lisa Attenborough of the Knight Frank Debt advisory team on lisa.attenborough@knightfrank.com

020 3909 6846

Further Information

Further information including legal documents, EPC and floorplans are available on our dedicated website.

Please email sam.vandavelde@knightfrank.com or george.lyth@knightfrank.com for access.

Contact us.



Sam Van de Velde

Associate, Education & Charities

+44 20 7861 1459

+44 7976 730 148

sam.vandavelde@knightfrank.com

George Lyth

Surveyor, Education & Charities

+44 20 8176 9810

+44 7976 668 934

george.lyth@knightfrank.com

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2025.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.