



Ref: 1533



Part Ground and Lower
Ground Floor

D2 Use, potential D1 stp

2 Minute Walk from Tube

Prime Central Location

Murray House
1 Vandon Passage
Vandon Street
London
SW1H 0AL

Self-contained, part ground and lower ground floor suite in prime central location

**2 minute walk from St James Park Tube Station, less than 10 minute walk to
Victoria stations**

Comprising approx. 6,000 sq ft gross internal

D2 use with potential for D1 stp

Shell and core, ready for occupiers fit out

**Offers invited for the long leasehold interest in the region of £3million. Rental
offers also considered, rent upon application.**

Subject to contract.

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. 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 Bernard Gordon & Company. 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. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company 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.

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.

MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements

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. (33m²). 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 (520m²). 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 (552m²). 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

References

Bernard Gordon & Co 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, irrespective of whether or not they are accepted by the landlords.

Holding Deposit

Purchasers/tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £3000. This deposit is not refundable except if the vendor/landlord withdraws, clear title cannot be proved or the tenant's references are not acceptable to the landlord. In addition the holding deposit is not refundable in the event that a prospective purchaser/tenant fails to exchange/complete after an unreasonable period following the submission of the legal documentation or if the purchaser/tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.

Inspections strictly by appointment only, please contact:

Ben Wallis or Bernard Gordon FRICS

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.