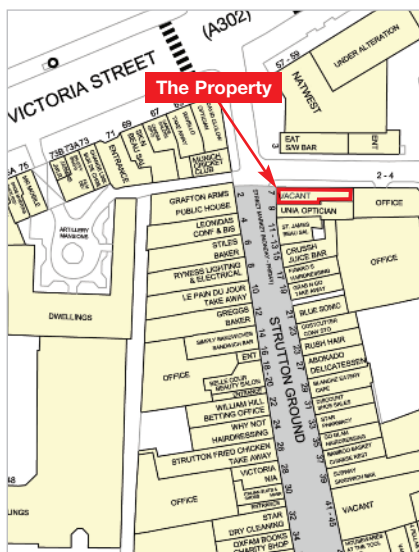


London SW1P 7 Strutton Ground Westminster SW1P 2HY

- **Prominent Freehold Vacant Former Building Society**
- Total GIA 204.35 sq m (2,220 sq ft)
- Pedestrianised position adjacent to Eat and opposite Grafton Arms Public House
- 20 yards south of Victoria Street (A302) and within 0.5 miles of Westminster, St James's Park and London Victoria Stations
- No VAT applicable

Vacant Possession upon Completion

On the Instructions of
**YORKSHIRE
BUILDING SOCIETY**



Tenure
Freehold.

Location

Westminster is an attractive, affluent and densely populated area of central London located on the north bank of the River Thames. The area boasts a number of historic landmarks, including the Palace of Westminster, Buckingham Palace, Westminster Abbey and Westminster Cathedral, and benefits from good road connections via Vauxhall Bridge Road (A202) and Victoria Street (A302). The property is located on a prominent corner position at the junction between the pedestrianised Strutton Ground and Old Pye Street, some 20 yards south of Victoria Street (A302). Westminster and St James's Underground stations and London Victoria Station are all within 0.5 miles of the property. Strutton Ground hosts a street market on weekdays, which is one of the most centrally located street markets in London. Occupiers close by include Eat (adjacent), Greggs, Oxfam and Subway amongst a significant number of offices.

Description

This prominent property is arranged on basement, ground and two upper floors to provide a former ground floor banking hall with basement storage and office/staff accommodation at first and second floor level. The basement is accessed via a trap door.

NB. The owner has now vacated the property.
The property provides the following Gross Internal Areas:

Basement	24.20 sq m	(261 sq ft)
Ground Floor	61.30 sq m	(660 sq ft)
First Floor	60.20 sq m	(648 sq ft)
Second Floor	58.65 sq m	(631 sq ft)
Total	204.35 sq m	(2,200 sq ft)

Tenancy

The entire property is to be offered with VACANT POSSESSION UPON COMPLETION.

Planning

Either all or part of the property may have potential for residential use subject to obtaining all necessary consents. All enquiries should be made to City of Westminster Council. www.westminster.gov.uk.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 96 Westminster**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

Seller's Solicitor Nick Chamberlain, Gordons LLP. Tel: 01274 202157 e-mail: nick.chamberlain@gordonsllp.com
Joint Auctioneer Tom Cullen, Colliers. Tel: 0113 200 1853 e-mail: tom.cullen@colliers.com



