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**166 VAUXHALL BRIDGE ROAD
LONDON SW1**

FORMER BANK/OFFICE BUILDING

GIA - 7,878 SQ FT (723 SQ M)



FREEHOLD FOR SALE

**REFURBISHMENT OPPORTUNITY
SUITABLE FOR ALTERNATIVE USES
(Subject to Planning)**

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Location 166 Vauxhall Bridge Road is prominently located on the junction with Warwick Way, Rochester Row and Vauxhall Bridge Road, being within 500 metres of the transport termini at Victoria (Gatwick Express, Mainline trains and Victoria, District and Circle Line) Underground and Pimlico Underground (Victoria Line). The building being located on the edge of Pimlico Village also benefits from the many shops, cafes, restaurants and pubs now available.

Accommodation The building was formally occupied by a bank with offices above being arranged on lower ground, ground and three upper floors. It has the following approximate gross internal floor areas provided by the vendor's architects:-

Floor	Sq ft	Sq m
3 rd	1,535	142.6
2 nd	1,550	144.0
1 st	1,566	145.5
Ground	1,537	142.8
Lower Ground	1,690	157.0
Total	7,878	732.0

A scheme has been put together to convert the upper part to residential and extend into the fourth floor roof void to create eight 2 bedroom apartments (2 per floor), with the ground and lower floors remaining in commercial use. Planning consent will be required for such a scheme and purchasers should make their own enquiries in this respect.

Tenure Freehold interest with the benefit of full vacant possession.

Price Offers are invited in the region of £5.0 million, subject to contract.

VAT The building has **not** been elected for VAT purposes

Rating The property is listed in the 2010 Valuation List under a number of separate assessments describing the premises as a combination of "bank, offices and premises" with a total Rateable Value of £117,250.

Planning The property is not listed but is within the "Vincent Square Conservation Area". It has most recently been used as a bank on ground and lower ground floors with offices above although it would be well suited for alternative uses, subject to obtaining the necessary planning consent. All interested parties are requested to make their own enquiries with the Planning Department of the City of Westminster.

Viewing Strictly by appointment with sole agents **Mellersh & Harding:**

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