

328 ST JAMES'S ROAD, LONDON, SE1 5JX

FOR SALE FREEHOLD



OFFICES/SHOWROOM/WORKSHOP BUILDING
GROSS INTERNAL AREA APPROX: 402.06 SQ. M. (4,326 SQ. FT.)

GUIDE PRICE: £650,000

Location

The premises enjoy a prominent location on the west side of St James's Road close to its junction with Rotherhithe New Road (A2208) and just north of the Old Kent Road (A2).

Road connections are therefore excellent and whilst the property sits conveniently outside the congestion zone it is only approximately 4 miles from Central London.

South Bermondsey mainline station is within a 5 minute walk where a service to London Bridge is available with a journey time of under 5 minutes.

Description

The property comprises an L shaped building over three floors arranged around a surfaced courtyard which is walled with security gates.

Windows are double glazed and security shutters are fitted to the ground floor openings. The property has a mix of gas central heating and electric panel heaters. The offices are mostly carpeted though wooden or laminate floors are fitted to some areas and there are some glass partitions.

The property is suitable for letting on a floor by floor basis due to the fact that kitchen and WC facilities are provided at each level.

The ground floor is arranged to provide a display area as well as workshops whilst both upper floors are fitted for office use.

Accommodation

The property has the following approximate gross internal areas:

Ground Floor	134.02 sq. m. (1,442 sq. ft.)
First Floor	134.02 sq. m. (1,442 sq. ft.)
Second Floor	134.02 sq. m. (1,442 sq. ft.)

Total **402.06 sq. m. (4,326 sq. ft.)**

Terms

Our client is willing to sell their freehold interest in the property with offers invited in the region of £650,000.

Planning

The premises have been predominantly used as offices but also there are showroom and workshop areas on the ground floor. However, the purchaser must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

Rates

We have been advised that the property has a rateable value of £18,500. The Standard Business Rates Multiplier for 2010/11 is 41.4p in the £. For further information on business rates including relief which could be applicable, visit www.mybusinessrates.gov.uk.

Legal Costs

Each party to pay their own legal costs.

VAT

We have been advised that VAT will not be applicable.

Viewing

Strictly by prior arrangement with sole selling agents Hindwoods.

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