

54 Pont Street, London,
SW1

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& harding
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Self-contained, office with its own front door in the
heart of Knightsbridge.

804 sq. ft (74.7 sq. m) Long Lease For Sale

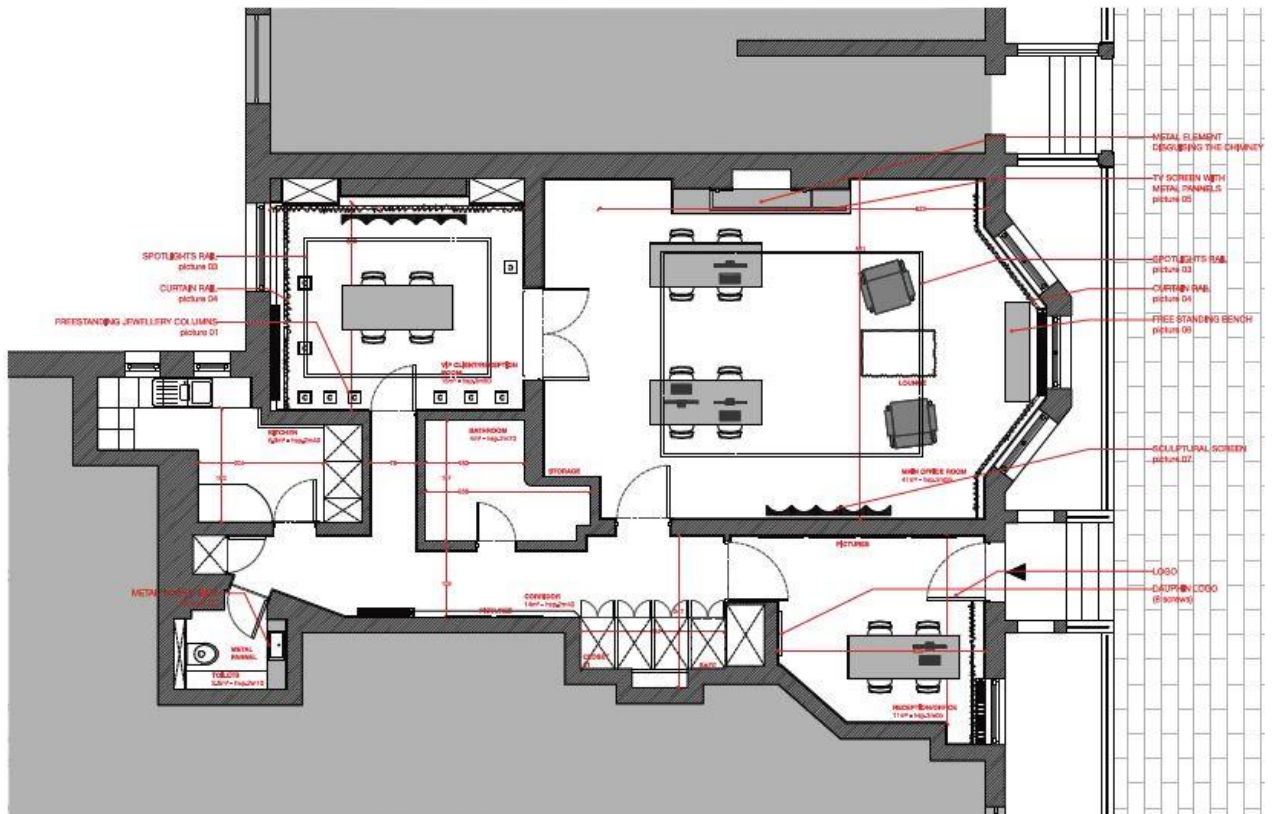


Location

54 Pont Street is situated on the north side of Pont Street opposite the junction with Lennox Gardens in the heart of Knightsbridge close to the exclusive shopping of both Sloane Street and Brompton Road. Knightsbridge underground station (Piccadilly Line) and Harrods are both within easy walking distance.

Description

Comprises the entire ground floor office suite which is totally self-contained having the benefit of its own ground floor entrance to the street. The offices are arranged as two rooms together with a reception, kitchen, shower and WC's, having a net internal floor area of approximately 804 sq ft.



Amenities

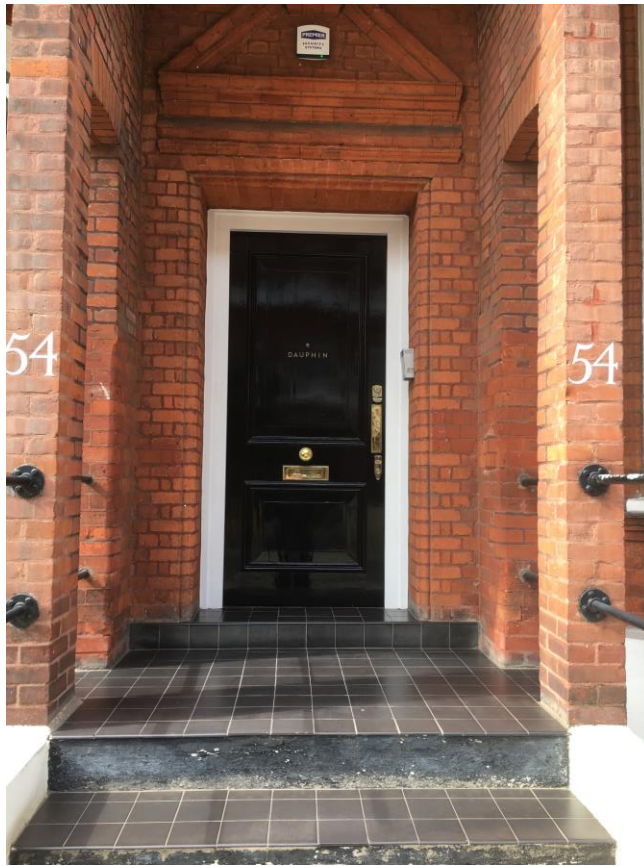
- Currently fitted
- Own WC's and showers
- Caretaker on-site
- Air conditioning
- Self-contained
- Kitchen
- Raised floors
- Self-contained entrance from the street

Lease

Our clients are looking to assign the remainder of their Long Lease expiring in June 2053 (approx. 35 years unexpired).

Ground Rent

Currently running at £450 per annum rising on the 29th September 2030 to £1,350 per annum and then rising on the 29th September 2051 to £4,050 per annum.



Price

Offers in excess of £900,000.

VAT

The suite is not elected for VAT.

Service Charge

TBC

Business Rates

The current rates payable for 2018-2019 are running at £29.28 per sq. ft (approx.).

EPC Rating

D-100

Legal Costs

Each party to be responsible for their own legal costs in relation to this transaction.

Viewings

Strictly by appointment with the joint sole agent Mellersh & Harding.

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