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****An opportunity to purchase a self-contained office suite****

12 ADELINE PLACE LONDON WC1

1,381 sq ft (128 sq m) NIA / 1,548 sq ft (144 sq m) GIA

Location

The property forms part of the Bedford Court Mansions block, situated at the junction of Adeline Place & Bedford Avenue.

Tottenham Court Road Station is just 5 minutes' walk away, affording access to Central & Northern underground lines and the new Crossrail Elizabeth Line (once construction is complete).

Accommodation

The accommodation is currently arranged to provide four offices, meeting room, reception area, kitchenette, wc & shower.

The suite is situated at upper gnd floor level, approached via a private entrance from Adeline Place.



Amenities

- *Fully self-contained, with own entrance
- * Attractive period style block
- * Perimeter trunking
- * Central heating
- * Kitchenette
- * Own wc & shower facilities

Planning

The premises have been occupied as a self-contained office for many years.

Terms

The property is subject to a lease granted for a term of 999 yrs from 29th Sep 1974, which is offered by way of assignment. The ground rent payable is £100 per annum. The permitted user is for *either* a single private dwelling, or as commercial/professional offices.

Alternatively, consideration may be given to granting a standard commercial lease, by arrangement.
Terms on application.

Price

Offers in excess of £1.6m are invited.

VAT

The premises are not elected for VAT, and will not be chargeable in relation to the sale price agreed.

Service charge

The lease provides for the owner to be responsible for a proportion (1.058%) of the costs incurred in maintaining Bedford Court Mansions; the on-account charge for the year to Sep 2021 was approx £11,500.

Business Rates

The premises are currently assessed to RV £34,250; the amount payable for the year to 31st March 2021 is approx £17,000.

Possession

Immediately on completion of legal formalities.



Viewing

Strictly by appointment through sole agents:

Gale Priggen & Co 020 7404 5043

Tim Gale – tpg@galepriggen.co.uk
Clarke Buxton – cb@galepriggen.co.uk

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