



**Office building (B1) with
Development potential for a
variety of uses**

FOR SALE

9 Catherine Place, St James Park SW1E 6DX



Description

9 Catherine Place is part of a terrace of Georgian houses which was largely rebuilt in the 19th century with number 9 undergoing further alterations in the 20th century when the bay windows and 3rd floor extension were added. In need of some refurbishment as offices, the design of the property is such that it would lend itself to a number of uses, including residential, and planning permission for residential use as a single dwelling house was granted on 24th July 2013.

Location

Situated in the heart of Westminster, London's political, cultural and historical centre, Catherine Place forms part of a quiet enclave of Neo-Georgian, Edwardian and other properties within the Birdcage Walk Conservation Area. The open green spaces of St James's Park and Green Park are close by, and the world renowned locations of Mayfair, Belgravia and Knightsbridge are just a short distance away. Landmarks such as Buckingham Palace, Horseguards Parade and the Houses of Parliament are all within walking distance and the cultural attractions of the West End are conveniently nearby.

Existing Use

The property currently has B1 office use.
The NET Internal Area is 1,830 sq ft / 170.10 sq m.
The Gross Internal Area is 2,545 sq ft / 236 sq m.

The property is currently occupied but is to be sold with Vacant Possession.

Residential Use

Planning Permission was granted on 24th July 2013 for change of use to a Single Dwelling House.
Planning Reference:
13/04526/FULL
Details may be found on Westminster Council's Website:
www.westminster.gov.uk



Business Rates

The rateable value under the 2010 (current) list is £65,000 (source, the Valuation Office Agency).
If the property is to be used for residential purposes then Council Tax will be payable instead of Business Rates.
For information on Council Tax please refer to Westminster Council, www.westminster.gov.uk

Transportation

The central location of Catherine Place means that this property is ideally situated for communication across the whole of London. Victoria Station and St James's Park Underground are both circa 0.3 miles away. Victoria Station provides access to the Victoria, District and Circle underground Lines, as well as mainline trains and the Gatwick Express. St James's Park Underground Station provides access to the Circle and District Lines.

Amenities

Just 0.2 miles away, Victoria Street provides abundance of amenities having undergone a transformation in recent years with numerous supermarkets, shops, cafés, bars and restaurants opening in the vicinity, plus a Curzon Cinema and the St James's Theatre.

Vat

The property is opted for VAT and this will be charged to the purchaser at the standard rate. However, in the event that the purchaser intends to use the Property as a private dwelling, then subject to it complying with the provisions contained in HMRC's VAT notice 742A, para 3.4, the purchase price will not attract VAT if form 1614D is served on the seller prior to the price being legally fixed (before Exchange of Contracts) requiring that the effect of the option to tax is dis applied.
Stamp Duty Land Tax will be payable on the purchase price inclusive of VAT (if any).
Please seek your own legal advice.



Price

Offers In Excess of £3,200,000, Freehold.

Terms

Freehold
The property is not Listed

To be sold with Vacant Possession

Size

Gross Internal Area
236 sq metres

2,545 sq feet

Viewing

Strictly by prior appointment with the Agent

