

# 63 Lupus Street Pimlico London SW1V 3EY



## Freehold Investment FOR SALE

Three apartments sold off on long leases and  
commercial premises let at £25,000 pa  
**£370,000 (6.76% Gross Initial Yield)**

**Location:** Located in southern Pimlico and adjacent to the Pimlico Grid, Lupus Street is a major arterial route linking Pimlico and Chelsea with Westminster, Vauxhall, Nine Elms, Battersea and Clapham. It is a bus route and a busy local shopping centre, with a range of retail outlets including Tesco Express, Greggs, a Post Office, Pizza Hut, and various



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The property occupies a prominent corner position at the junction of Lupus Street, Ranelagh Road and Cambridge Street. Pimlico Underground station (Victoria Line) approximately 300 metres along Lupus Street. London Victoria Station is a 10 minute walk to the north.

**Description:** 63 Lupus Street is an end-of-terrace Victorian building in the Pimlico style associated with Thomas Cubitt. It is arranged over basement, ground and three upper floors. The entire building exterior was comprehensively refurbished in Spring 2022 to include repairs to the roof and rear flat roofs, plus masonry and window repairs and the repainting of all painted surfaces.

The ground floor commercial premises comprises an attractive ground floor self-contained, air-conditioned premises with kitchen and WC, and extending to a Net Internal Area of 527 sq ft. See floorplan below.

**Tenure:** Freehold – title number NGL459164. Title documents available upon request.

**Occupation:** The property is fully occupied. The three flats are sold off on long leases.

The commercial premises are let on a 15 Year commercial lease. See Tenancy Schedule below for further details.



**Business Rates:** The Rateable Value of the commercial premises is £15,750. This is not the rates payable which will vary depending upon various factors including the current multiplier and any discounts. View <https://www.gov.uk/find-business-rates> for more details.

**EPC:** D Rated. Click [here](#) for more details.

**Photos:** See below.

**Asking price:** £370,000 (Three hundred and seventy thousand pounds)

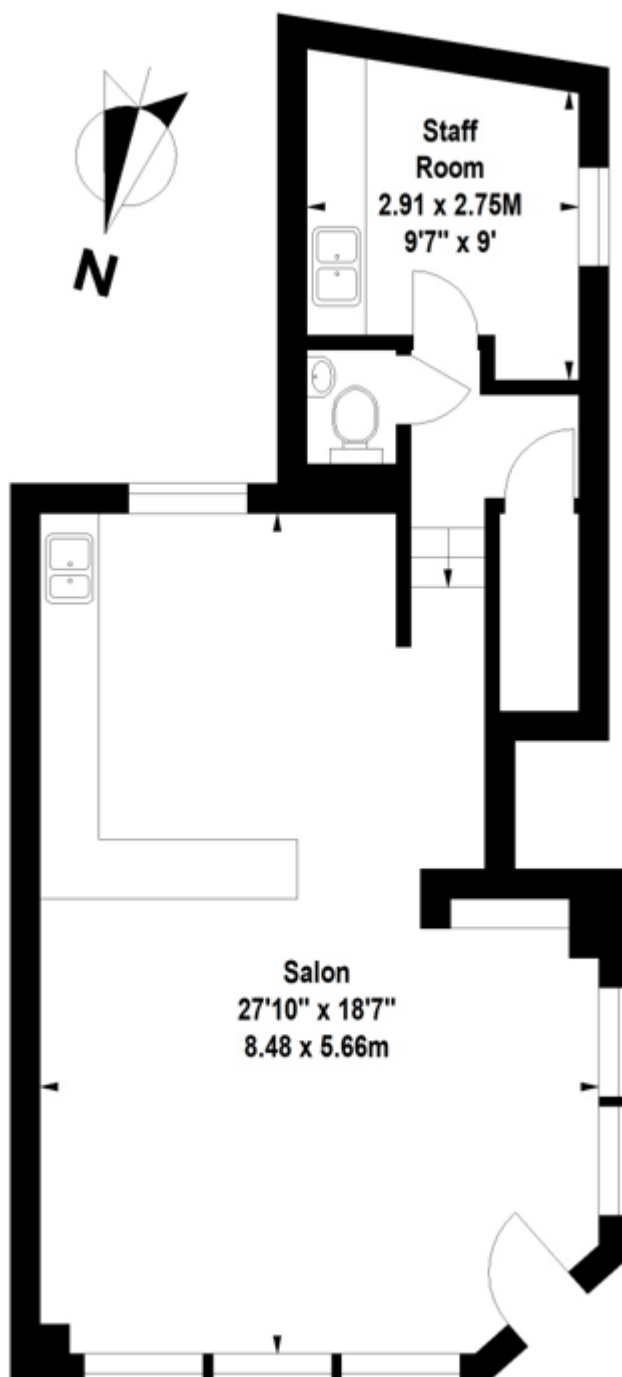
**All enquiries and for viewings:** Please contact James Reeves MRICS [james.reeves@andrewreeves.co.uk](mailto:james.reeves@andrewreeves.co.uk) and 07940570969 / 0207 881 1340

*These marketing particulars are not intended to, nor shall they, form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between the respective parties' solicitors.*

**Tenancy Schedule:**

|                                                          | <b>Tenant</b>                               | <b>Lease</b>                                             | <b>Rent pa</b>    | <b>Notes</b>                                                                                                                                         |
|----------------------------------------------------------|---------------------------------------------|----------------------------------------------------------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Basement apartment with rear courtyard and vaults</b> | An individual                               | 160 years from the 1st January 2023 (158 year remaining) | A peppercorn      | Two of the four basement pavement vaults form part of the basement apartment demise. The remaining two are not demised so form part of the freehold. |
| <b>Ground floor commercial premises</b>                  | Two individuals trading as "Hair Studio 89" | 15 years from 7 February 2023 (12 years remaining)       | £25,000           | Five yearly upwards only rent reviews to open market level. The lease is Inside the security of tenure provisions of the Landlord & Tenant Act 1954. |
| <b>First Floor apartment</b>                             | An individual                               | 174 years from 17/06/09 (158 year remaining)             | A peppercorn      |                                                                                                                                                      |
| <b>Second &amp; Third floor apartment</b>                | An individual                               | 174 years from 03/07/09 (158 year remaining)             | A peppercorn      |                                                                                                                                                      |
|                                                          |                                             | <b>TOTAL:</b>                                            | <b>£25,000 pa</b> |                                                                                                                                                      |

Commercial premises floorplan:



Photos:

