

# FIELD & SONS

COMMERCIAL

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## RARELY AVAILABLE RAIL ARCH FOR SALE (L/H) POTENTIAL FOR VARIETY OF USES



### ARCH 42, 20-24 KINGS BENCH STREET, SE1 0QX

#### LOCATION

The property is located to the rear of a modern mixed use development on Kings Bench Street which runs between Pocock Street and Rushworth Street, just to the east of Blackfriars Road. Waterloo Station and Southwark Underground (Jubilee line) are both within a short walk of the premises, together with the various attractions of the Southbank/Bankside locality.

The surrounding area has become a highly popular business, residential and tourist destination; with a vibrant mix of restaurants, bars, offices, hotels and apartments.

#### DESCRIPTION

Comprises the part ground floor and over sailing mezzanine level within a traditional rail arch.

The ground floor is arranged as a single open plan space plus w.c. under the stairs to the mezzanine level, which also predominantly open plan plus a small partitioned office, kitchen point and fully glazed frontage. Ceiling heights of 3.77m and 3.41m.

Currently used as a carpentry workshop by the owners but suitable for a variety of uses under Use Class E. Prohibition on sale of beverages and food. Electricity (single phase), water and drainage supplied within the Arch, which is itself fully lined.

Includes one of the three parking bays to the front of the ground floor. Access is via the gated courtyard of the front development.

# ARCH 42, 20-24 KINGS BENCH STREET, SE1

## ACCOMMODATION

The approximate net internal floor areas are :

Ground Floor : 422 sq ft ( 39.2 sqm)  
First Floor : 866 sq ft ( 80.5 sqm)  
**Total 1,288 sq ft (119.7 sqm)**

Plus one parking space.

## TENURE

Held by way of a long leasehold, 866 years from January 2005. Fixed annual ground rent of £300.

## TERMS

The long leasehold is offered for sale.

## PRICE

£500,000 for the long leasehold, subject to the terms above. VAT not applicable.

## BUSINESS RATES

Currently not assessed.

## SERVICE CHARGE

Currently £116 per annum.

## ENERGY PERFORMANCE

EPC Asset Rating = 104 (Band E).



## ARCH 42, 20-24 KINGS BENCH STREET LOCATION PLAN



## FURTHER DETAILS

Please contact Field & Sons :

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