



24 Masons Yard, St James's, London SW1

A unique opportunity to acquire the Freehold interest of this discreet building in the heart of St James's.

948 sq ft - NIA

Freehold for sale

AMES BELGRAVIA
Property Consultants

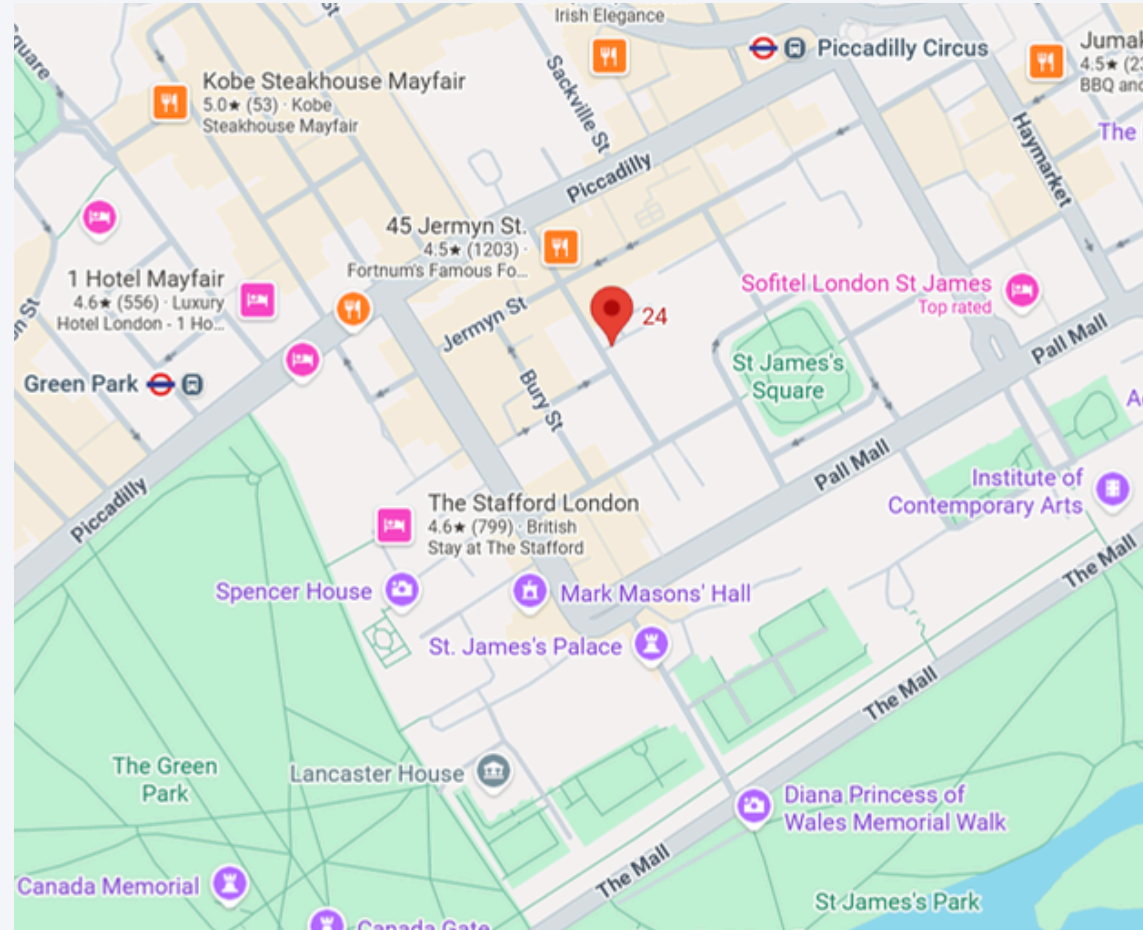
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Executive Summary

- Unique commercial building
- Suitable for Offices/ Gallery/ Retail uses
- Possible residential use (subject to planning)
- Offered with full vacant possession
- NIA -948 sqft over Lower ground to 2nd floors
- GIA - 1,249 sqft
- Freehold for sale – price on application

Location

Masons Yard is a discreet location off Duke Street, St James's which links through to Ormond Yard/ Duke of York Street. It is the home of the White Cube Gallery and is close to Christies Auctioneers and an array of private art galleries. Fortnum and Mason is a few minute walk, as are the renowned boutique shops of Jermyn Street. St James's has a good mix of restaurants and cafes together with the world-renowned private member clubs. The property is well located for Green Park and Picadilly underground stations (Piccadilly, Victoria, Jubilee and Bakerloo lines) together with the number of bus routes which pass up and down Piccadilly.



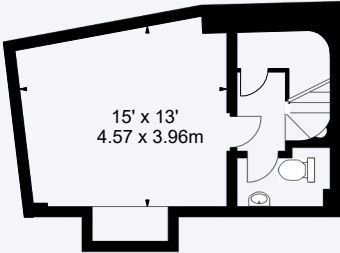
Description

24 Masons Yard has been in the same ownership for the last 47 years and provides a unique opportunity to buy a part of St James's.

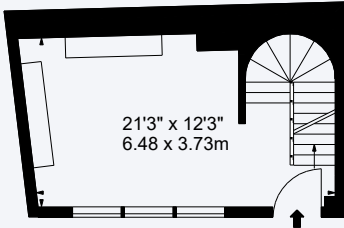
The building is arranged over lower ground to second floors having the following approximate floor areas.

Floor	NIA (sq ft)	NIA (sq m)	GIA (sq ft)	GIA (sq m)
2nd Floor	193	17.93	271	25.22
1st Floor	273	25.32	360	33.45
Ground	273	25.35	364	33.8
Basement	209	19.47	264	24.5
Total	948	88.07	1,259	116.97

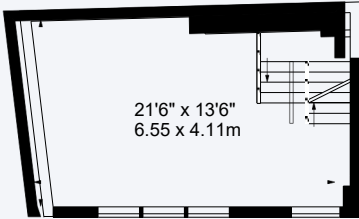
Floor Plans



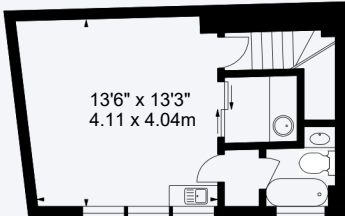
Basement



Ground Floor



First Floor



Second Floor

Further Information

Planning

The building is not Listed, but it is located within the St James's Conservation area.

The property has been under the same ownership and use for the last 47 years and most recently has been used for retail/ gallery and office use. Previously the upper floors were used for residential purposes. Alternative uses may be considered subject to obtaining planning.

Rateable Value

The rateable Value is £24,750

Tenure

Freehold with the benefit of full vacant possession

Price

Upon application

VAT

The building is not elected for VAT

Anti Money Laundering

The purchaser will be required to provide necessary information to satisfy Anti Money Laundering requirements

For further details contact:

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