

LONDON

Caxton Street PC, Victoria, London, SW1H

FORMER WCs TO LET



LOCATION

The former Caxton Street WCs sit close to St James' Park Station in the West End of London.

The premises currently have Community Use Planning so community uses are encouraged but not limited to. The space would suit uses such as boutique physiotherapy, fitness or arts space subject to Change of Use Planning Permission and any other necessary permissions / Licences.

The useable space is all at basement level accessed by two entrances at street level. It is currently in shell condition and split into two units, but there is potential to combine subject to the appropriate structural survey and planning.

Please see overleaf for more photos and its location.

ACCOMMODATION

The property provides the following approximate areas;

Basement

LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed.

RENTAL

On Application

RATING

To be assessed

EPC

Available on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment.

Hugo Mackichan

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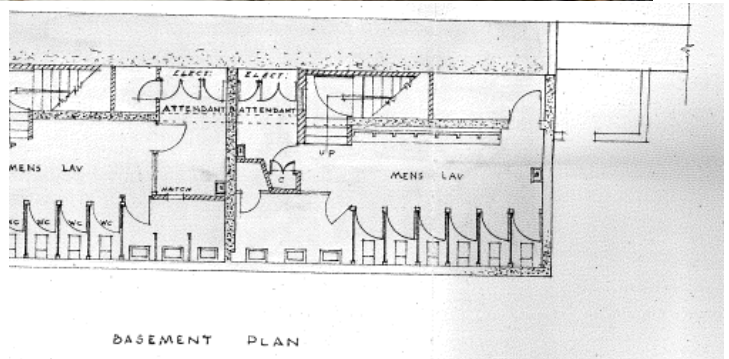
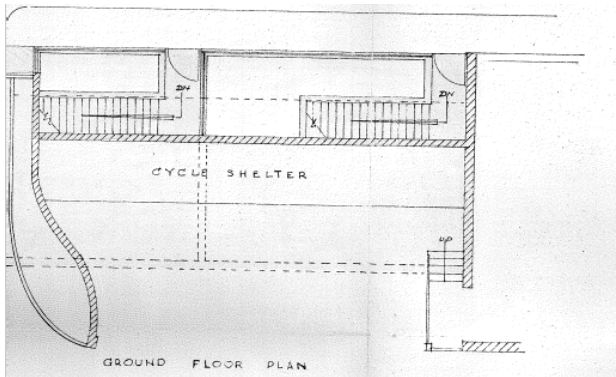
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Henry Foreman

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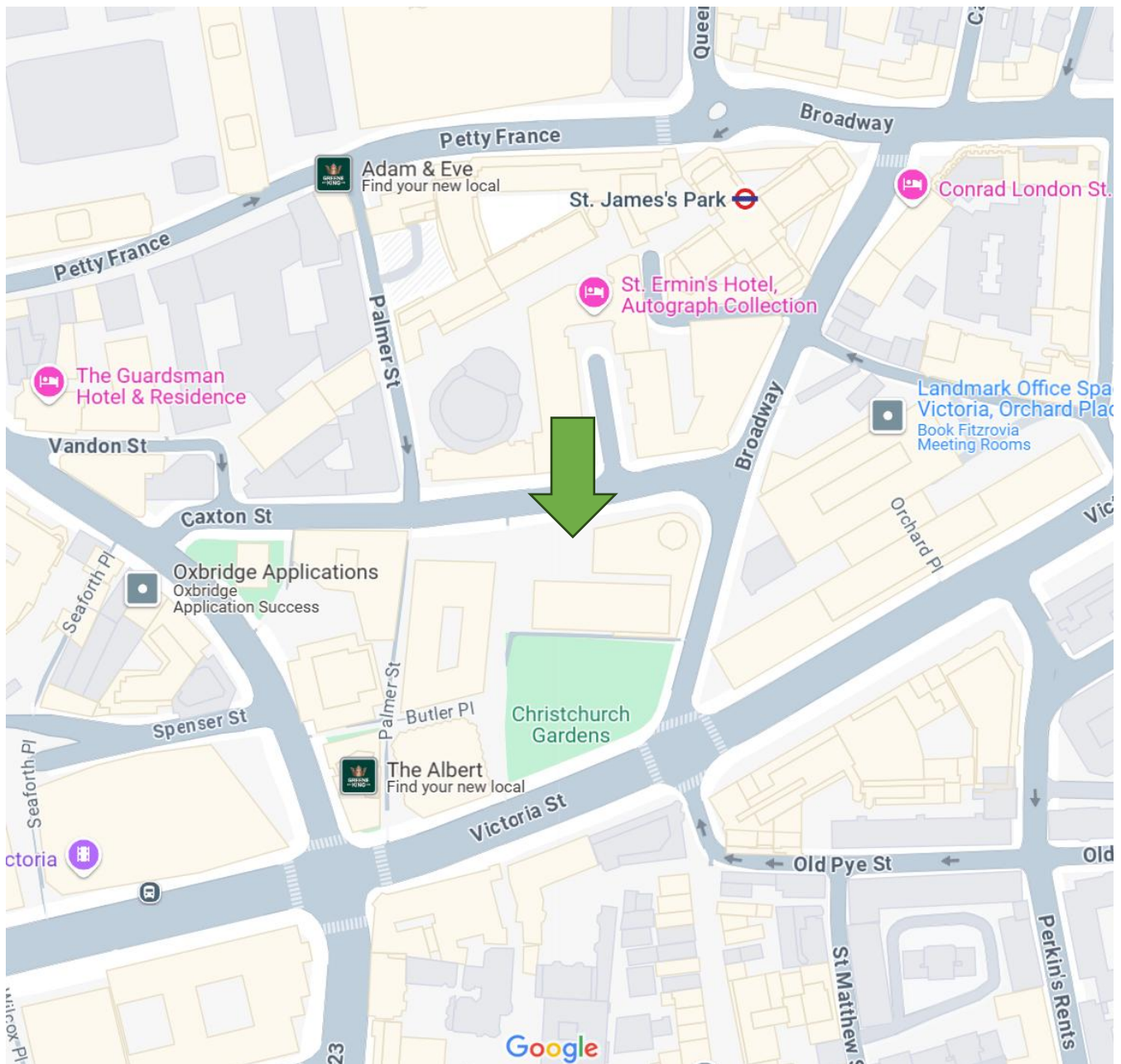
henryforeman@fmx.co.uk

Date: September 2025



Plans not to scale, for indicative purposes only.





For further information and to arrange a viewing please contact:

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Date: September 2025