

Lambeth Bridge Former WC, The Victoria Tower Gardens, Millbank, London, SW1P 3YB

Former Public Convenience To Let



Unique and rare opportunity to convert and activate the former Lambeth Bridge Public Conveniences adjacent to the River Thames, close to Westminster Abbey and immediately next to Lambeth Bridge. This characterful property has swathes of its original Victorian features and benefits from its position overlooking the Thames and seating extending into Victoria Tower Gardens.

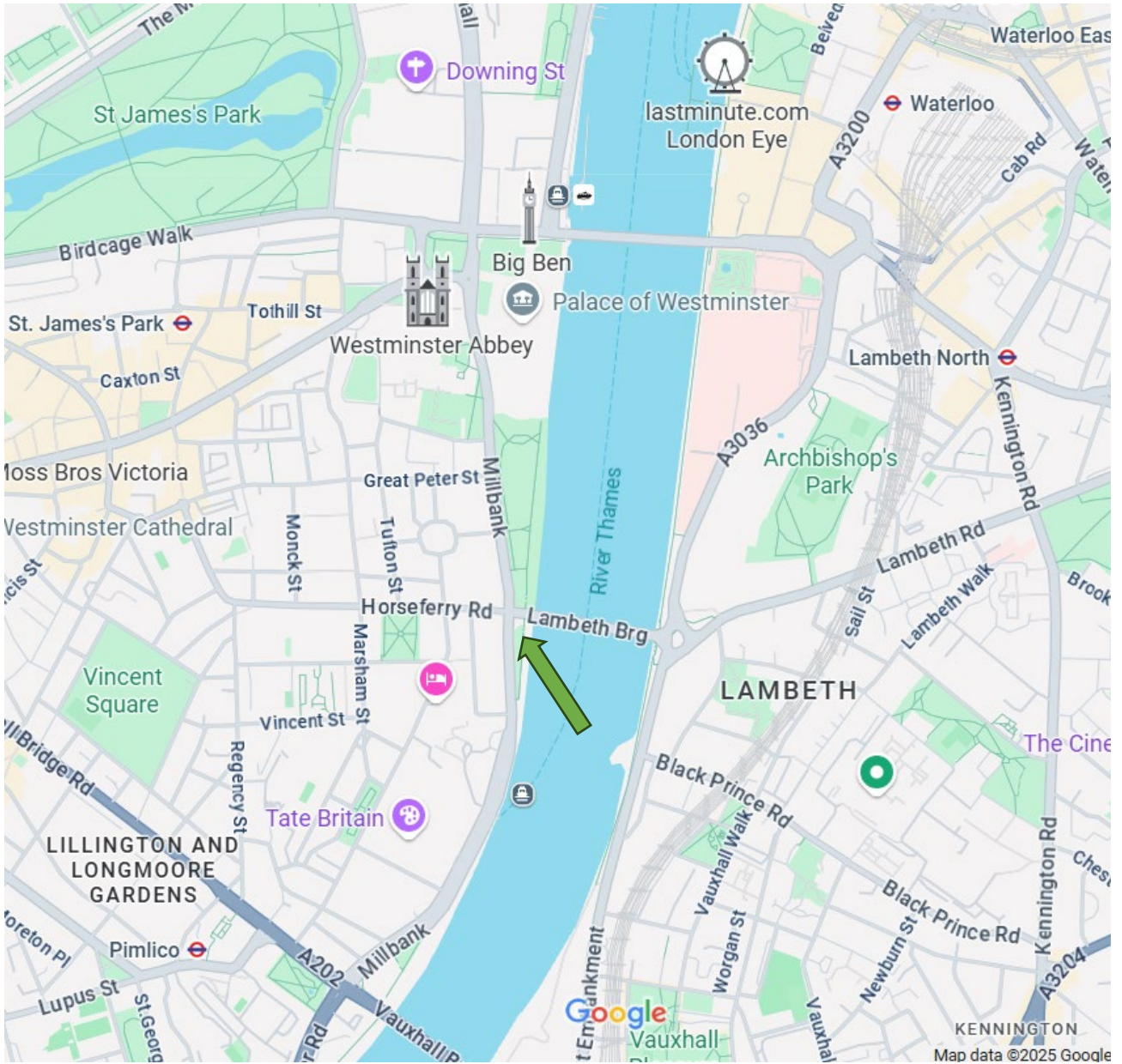
The space is currently fitted out as a Public Convenience, split into a Male and Female WC but can be combined and stripped out if desired, subject to appropriate structural survey and planning permission to be secured by the prospective tenant.

Community uses are encouraged but all uses will be considered, with the property lending itself to café, bar, recreational and fitness offers. Subject to Change of Use Planning Permission and any other necessary permissions / Licences.

The property is yet to be formally measured but is understood to comprise circa 1,250 sq ft.

Date: September 2025





CONTACT

For viewing information and further details on the property, please contact one of the below agents.

Hugo Mackichan

07534 438411

hugomackichan@fmx.co.uk

Henry Foreman

07469 155716

henryforeman@fmx.co.uk

Date: July 2025

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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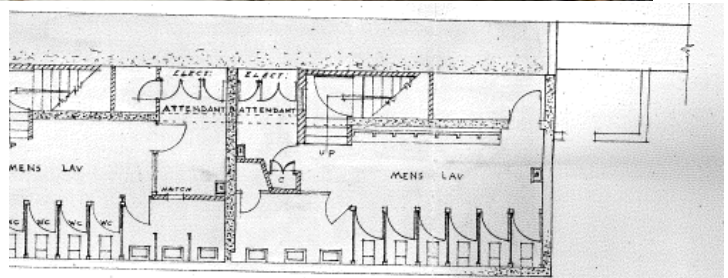
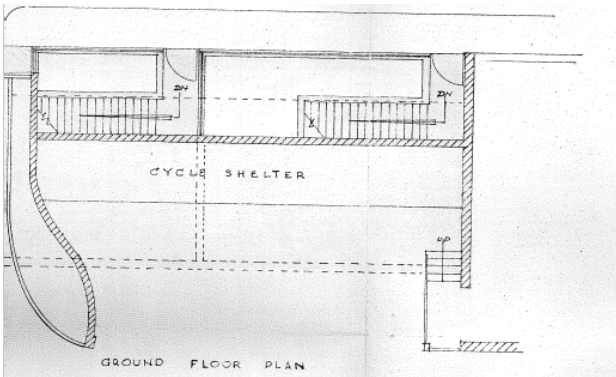
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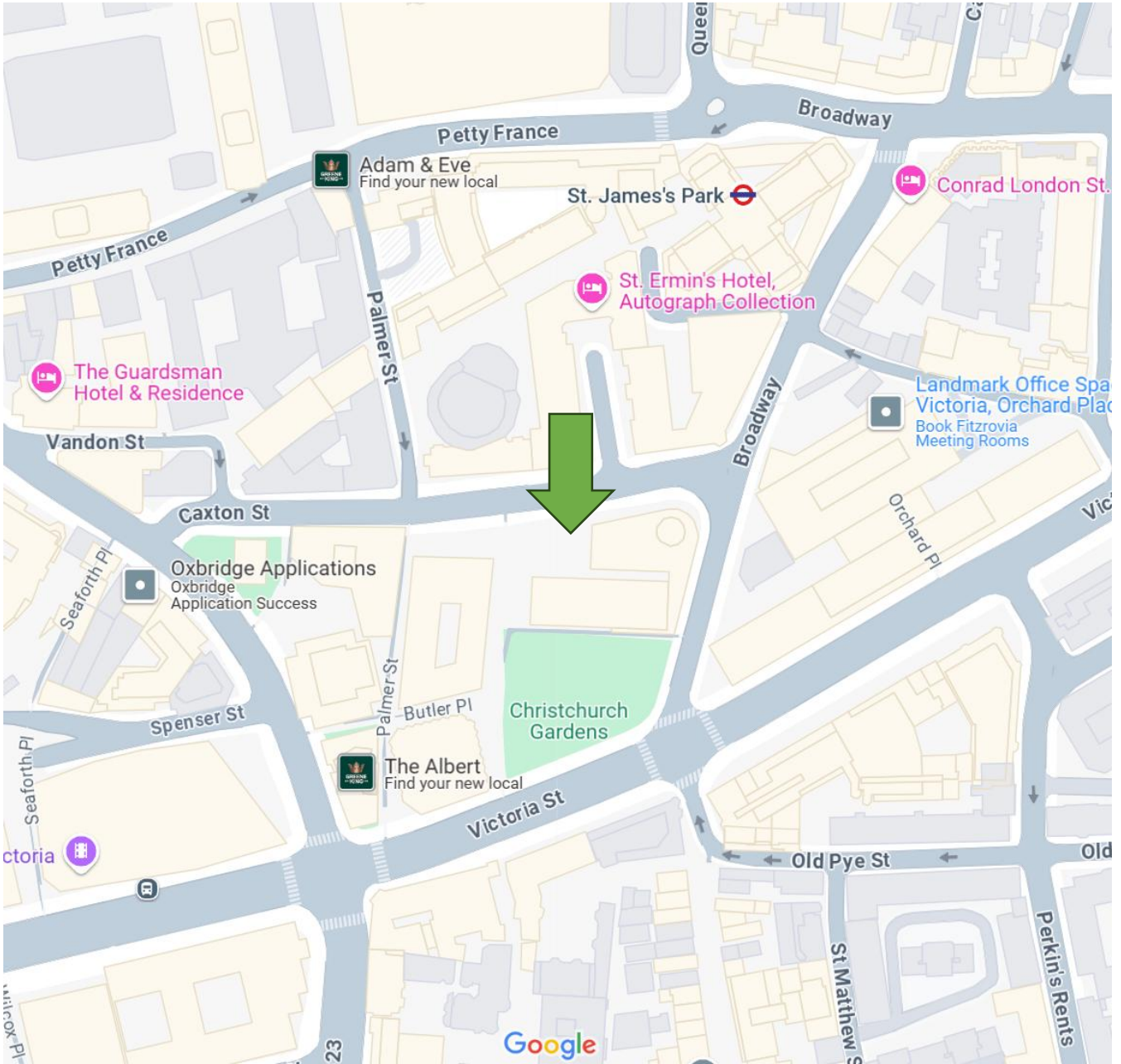
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Plans not to scale, for indicative purposes only.





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