

HURFORD**SALVI****CARR**

PROPERTY ADVISORS AND DEVELOPMENT CONSULTANTS

MIXED USE FREEHOLD FOR SALE NEAR FARRINGDON STATION

ASKING PRICE £1,200,000**1502 sq. ft. G.I.A. over Five Floors****17 COWCROSS STREET, LONDON, EC1M 6DU**

LOCATION

Cowcross Street is perfectly placed for the vibrant amenities of Farringdon, Clerkenwell and Smithfield, with an excellent range of cafés, restaurants, bars and retail offerings nearby. The area is also home to Smithfield Market and a host of established business occupiers, adding to its appeal as a prime City fringe location.

Nearby retailers include Starbucks, Pret A Manger, Itsu, Gail's Bakery and Snappy Snaps amongst others, all located in this busy footfall parade.

Misrepresentation Act

These particulars are prepared for the guidance only of prospective purchasers or lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. Any information contained herein is given in good faith but should not be relied upon as being a statement or representation of fact and purchasers or lessees must rely on their own enquiries in this regard.

DESCRIPTION

This Freehold mixed-use building comprises a ground floor retail unit with basement storage and first floor office accommodation, let to Cards Galore at a passing rent of £36,000 per annum exclusive on a FRI lease inside the Landlord and Tenant Act 1954, expiring in July 2026.

The second and third floors are arranged as a self-contained one-bedroom residential maisonette with its own street entrance, currently let on a residential tenancy producing £29,400 per annum.

The building offers a strong blend of secure income and future flexibility, making it an attractive proposition for investors and owner-occupiers alike

TRANSPORT

Situated moments from Farringdon Station, the property benefits from exceptional connectivity via the Elizabeth Line, Thameslink, Circle, Hammersmith & City and Metropolitan lines, providing swift access across Central London, the City, Canary Wharf and beyond.

KEY FEATURES

- Freehold building
- Fully Let producing £65,400 per annum
- High Footfall location
- 1 bedroom Maisonette in upper floors
- 150m from Farringdon Station

BUSINESS RATES

We advise any interested parties to make their own enquiries with the Local Authority.

ACCOMMODATION:

1,510 Sq. Ft. (140.3 Sq. M.)

EPC:

Rating C

VAT:

VAT is not applicable to the transaction

LEGAL COSTS:

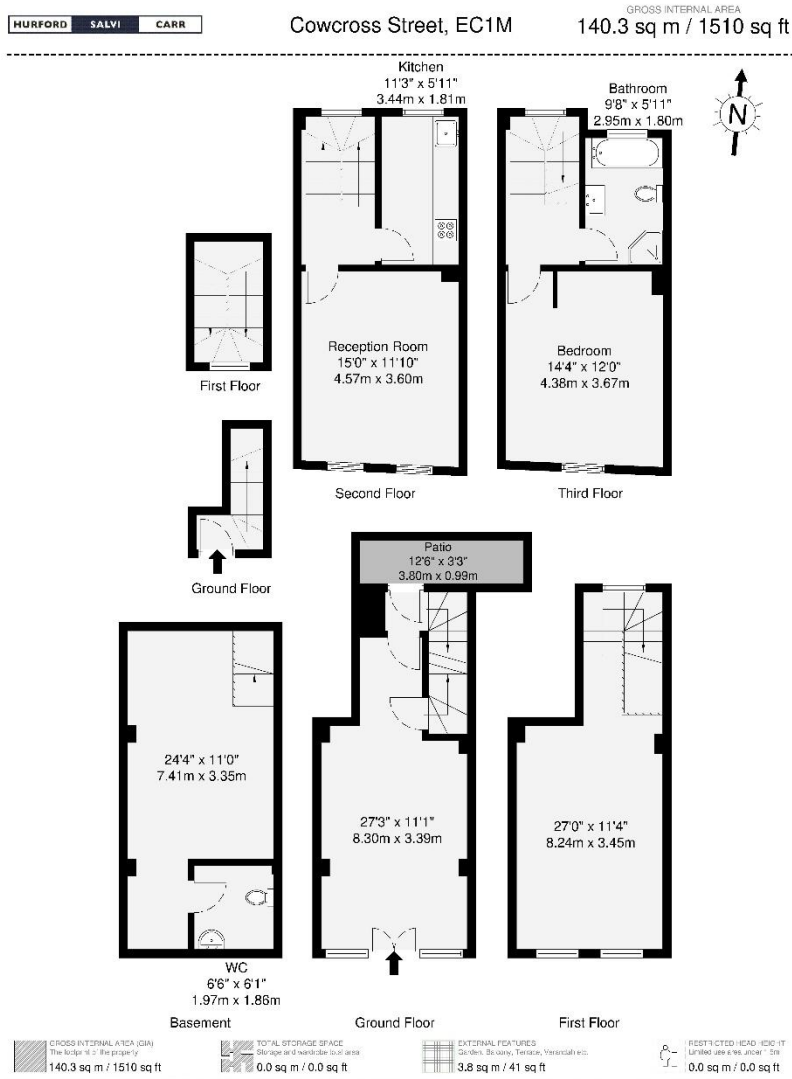
Each party to bear their own legal costs for the transaction.

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FLOOR PLAN

This floor plan is for guidance only. Measurements are approximate and not to scale. Windows and doors openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision that are reliant on the information displayed. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan was produced for Hurford Salvi Carr and must not be shared or copied without prior consent.

FURTHER INFORMATION

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