

**HURFORD****SALVI****CARR**

PROPERTY ADVISORS AND DEVELOPMENT CONSULTANTS

## Mixed Use Freehold for Sale in Farringdon area

74 Compton Street, London, EC1V 0BN

1,267 Sq. Ft. / 118 Sq. m. "CURRENTLY USED AS A BEAUTY SALON"



**Asking Price: O.I.E.O. £1,100,000**

### LOCATION

Compton Street is a tranquil street off St John Street, in the heart of Clerkenwell, a neighbourhood steeped in rich history. The property, nestled within the conservation area, bears witness to the architectural legacy of the past and it is Grade II listed.

### 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.

Clerkenwell has evolved from its medieval roots, once known for its monastic precincts, to become a hub of creativity and innovation, known for being home of leading interior design firms and architects.

The area is also home to many restaurants, pubs and offers many cultural amenities, from the Barbican Centre to Sadler's Wells theatre or the new Museum of London which will be based in the old Smithfield market.

## **DEMISE**

Accommodation extends over four floors, with floorplates around 300 sq. ft. per floor.

The lower ground is currently used as a storage and laundry facilities. The ground floor is a hairdresser's area with a little patio at the back and toilet. The first floor is dedicated also to the beauty salon and has a kitchenette, with the top floor offering two separate rooms, one used as a sitting room and the other for beauty treatments, as well as a shower room. This floor could also function as living quarters.

The top floors pay council tax and there is an element of mixed use commercial residential in the building. This offers a unique live/work proposition and flexibility to adapt the spaces for different uses.

## **TRANSPORT**

The nearest station is Farringdon for the newly opened Elizabeth, Circle, Hammersmith & City, Metropolitan underground lines, and mainline rail services.

## **CONDITION**

The building has is in good internal decorative condition in ground and upper floors. The basement is fitted for storage/laundry.

## **TENURE**

Freehold

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**BUSINESS RATES**

Current rateable value for 2024 according to the VOA is £8,000 We advise any interested parties to make their own enquiries with the Local Authority.

**EPC**

Rating B (46)

**VAT**

The sale would be subject to VAT. There is a possibility for the VAT not to apply if the building is sold as a Transfer Of Going Concern, which would imply keeping the current tenant for at least six months, which can be arranged.

**LOCAL AUTHORITY**

London Borough of Islington

**FURTHER INFORMATION**

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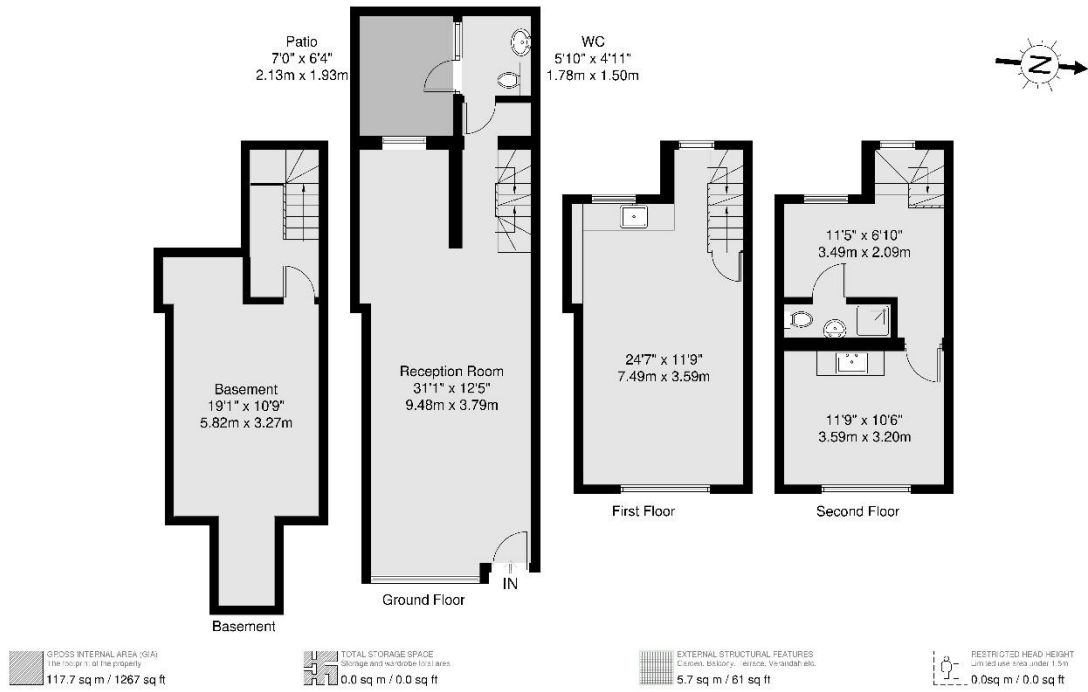
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GROSS INTERNAL AREA  
117.7 sq m / 1267 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

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