

# PROPERTY PARTICULARS

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Property Consultants  
& Estate Agents

## FREEHOLD FOR SALE

### NEAR OLD STREET ROUNDABOUT



**\*\* PRICE REDUCED \*\***

**\*\* VACANT POSSESSION SALE \*\***

**17 DUFFERIN STREET LONDON EC1Y 8PD**

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.





## LOCATION

The property is located on Dufferin Street which links Bunhill Row with Whitecross Street. Situated midway between Old Street and Barbican, Dufferin Street has excellent connectivity with nearby train stations including Old Street, Moorgate, Barbican and Liverpool Street.

The area is synonymous with media, tech and creative companies looking to benefit from the central location and the vibrant surrounding areas which include Whitecross Street and the daily market, Shoreditch, Clerkenwell and the City.

## DESCRIPTION

17 Dufferin Street is an imposing end of terrace property boasting three exposed elevations providing an abundance of natural light throughout.

The building is set over lower ground, ground and four upper floors, with the entire property being within Use Class E and currently used as offices.

The building also benefits from a 4 person passenger lift (lower ground to third) , shower and common storage space/bike store.

<b>FLOOR AREA NIA ( IPMS 3)</b>	Lower Ground Office	405 sq ft	37.06 sq m
	Lower Ground Store	120 sq ft	11.15 sq m
	Ground Floor Office	548 sq ft	51.00 sq m
	First Floor	598 sq ft	55.55 sq m

<i>All measurements stated approx.</i>	Second Floor	454 sq ft	42.18 sq m
	Third Floor	671 sq ft	62.34 sq m
	Fourth Floor	520 sq ft	48,30 sq m
	<b>TOTAL</b>	<b>3,316 sq ft</b>	<b>307.58 sq m</b>

The Gross Internal Area is 4,873 sq ft.

## AMENITIES

- Excellent natural light
- Part Air Conditioned
- Part double glazed
- Wood flooring
- 4 person passenger lift ( LG -3<sup>rd</sup> )
- Gas Central Heating
- Shower
- WCs
- Kitchenette

## TENANCY INFORMATION

The property is vacant.

## PLANNING AND DEVELOPMENT

The property may be suitable for conversion to residential similar to other properties within the vicinity, although it is not capable of conversion via Permitted Development and will require a full planning application. Interested parties should make their own planning enquiries.

## TENURE

Freehold

## VAT

The property is VAT elected. VAT will be charged on the sale.

## RATEABLE VALUE

**This is not the rates payable.**

Ground floor	£19,000
Lower ground floor	£5,700
1 <sup>st</sup> floor	£21,250
2 <sup>nd</sup> floor	£12,500
3 <sup>rd</sup> floor	£21,750
4 <sup>th</sup> floor	£16,500

**EPC**

D/90

Certificate available on the Government Register or copy upon request.

**PRICE**

£1,950,000 (One million, nine hundred and fifty thousand pounds)

**VIEWING**

Strictly by appointment with sole agents:-

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