



**8 ELY PLACE**

LONDON EC1

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STUNNING FREEHOLD INVESTMENT  
OWNER OCCUPIER OPPORTUNITY  
WITHIN A PRIVATE THOROUGHFARE

## INVESTMENT SUMMARY

# CHARMING PERIOD BUILDING ON A PRIVATE ROAD IN THE HEART OF EC1

- Freehold Interest
- 2,248 Sq Ft (NIA) over lower ground, ground and three upper floors.
- Within easy walking distance of Chancery Lane and Farringdon Stations
- Excellent natural light throughout with high ceilings and original features.
- Let to Proof Drinks and associated companies. Leases expire in July 2022 at £70,339.50 per annum.
- Seeking offers in excess of £1,750,000 (One Million Seven Hundred and Fifty Thousand Pounds). Subject to contract.









## THE LOCATION

# POSITIONED AMONGST VIBRANT AMENITIES

This area is noted for its historic links to the legal profession with the Inns of Court, the diamond centre of Hatton Garden, with the old Smithfield Market and the Leather Lane market nearby. Now a vibrant mixed community with excellent shopping, restaurants, bars and hotels.



STATION	LINKS	WALK	CYCLE
Chancery Lane		5 mins	2 mins
Farringdon		5 mins	3 mins
City Thameslink		9 mins	3 mins
St Paul's		11 mins	6 mins
Holborn		11 mins	5 mins
Bank		18 mins	9 mins
Cannon Street		21 mins	7 mins
Moorgate		21 mins	8 mins

Source: Google Maps

## THE ELIZABETH LINE (CROSSRAIL)



## CENTRAL LINE



## THE BUILDING

Situated in a private gated street leading into Charterhouse Street, within the Hatton Garden Conservation area. Arranged over lower ground, ground and three upper floors totalling 2,248 sq ft.

The basement provides a large room with good natural light, WC, shower and kitchen area. The vaults accessed via the basement have been tanked and are used as storage space.

The ground floor is split into 2 large rooms, the front being a large 8 person meeting room providing original oak storage cabinets. The rear room is fully open plan benefitting from superb skylight.

The first floor and above provides 2 rooms on each floor with generous high ceilings, excellent light and original features.

The third floor has a large WC and a kitchen area which serves the building.

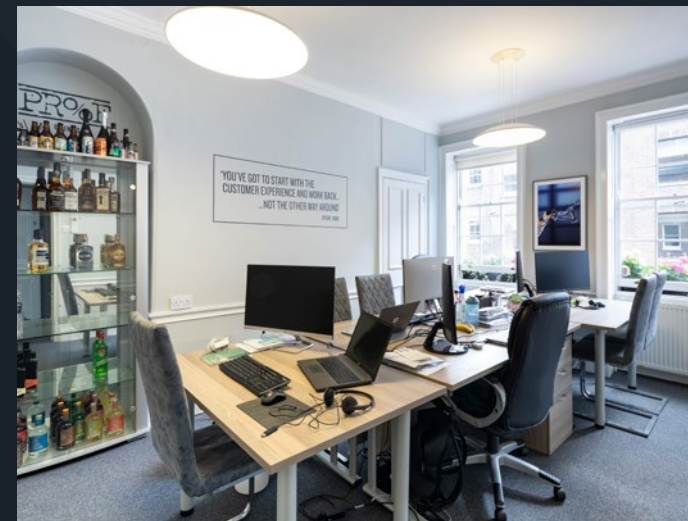


## HISTORY

Built in c1773 by C Cole and J Gorgam on land that used to be part of the Palace of Bishops of Ely. Grade II listed, with a cast iron oil lamp on railings of special note. The ground floor front room includes a pair of original glazed Georgian fitted bookcases. The oil lamp on the railing of No 8. is one of the oldest in London (based on the age of the building, ironwork and very simple design).



An etching of a lamplighter showing how these early oil street lamps were lit.







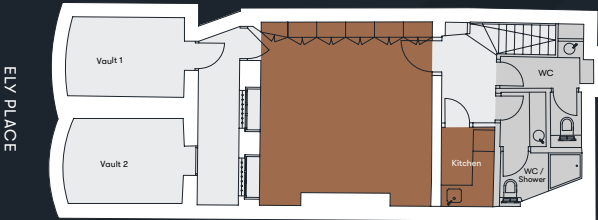
ACCOMMODATION

THE BUILDING IS  
ARRANGED OVER  
LOWER GROUND TO  
THIRD FLOORS

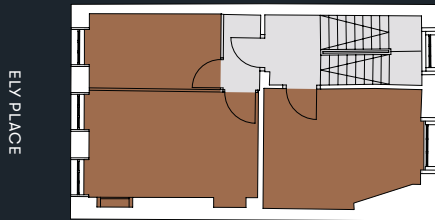
FLOOR	SQ M	SQ FT
Third	32.9	354
Second	37.4	403
First	38.0	409
Ground	64.7	696
Lower Ground	27.3	294
Vault 1	5.1	55
Vault 2	3.4	37
Total (NIA)	208.8	2,248

Office    WCs    Common Areas

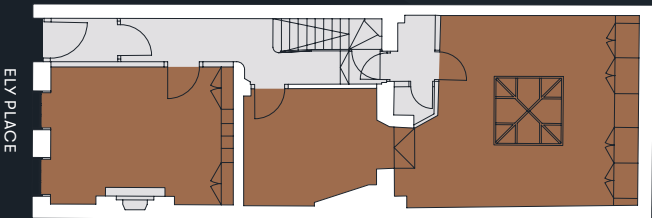
LOWER GROUND FLOOR      27.3 SQ M / 294 SQ FT



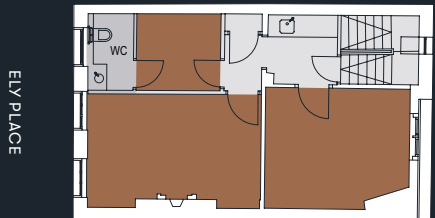
SECOND FLOOR      37.4 SQ M / 403 SQ FT



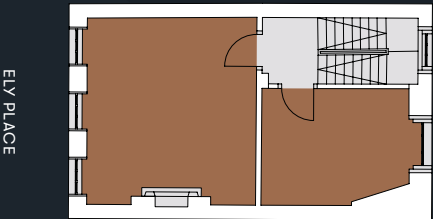
GROUND FLOOR      64.7 SQ M / 696 SQ FT



THIRD FLOOR      32.9 SQ M / 354 SQ FT



FIRST FLOOR      38 SQ M / 409 SQ FT

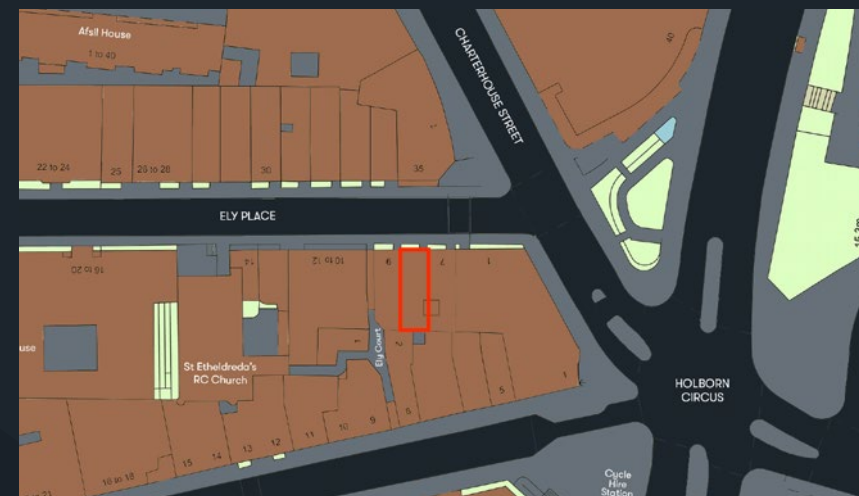


## TENANCY SCHEDULE

Floor	Tenant	Rent (per annum)	Lease Expiry	Break Option	Comments
Basement	GN Support Limited	£10,356.00	Tenancy At Will	—	—
Ground	Proof Drinks Limited	£30,336.50	8th July 2024	9th July 2022	Break exercised
First Rear	Cut Rum Limited	£6,715.00	8th July 2024	9th July 2022	Break exercised
First Front	Cazcabel Drinks Limited	£11,475.00	8th July 2024	9th July 2022	Break exercised
Second Rear	JPJ (UK) Limited	£6,715.00	8th July 2024	9th July 2022	Break exercised
Second Front	Ruffnek Beer Limited	£11,475.00	8th July 2024	9th July 2022	Break exercised
Third	Vacant	—	—	—	—
<b>Total</b>		<b>£77,072.50</b>			

## TENURE

Freehold with the benefit Proof Drinks Limited on the ground, 1st and 2nd floors at a rent of £66,682.50 per annum. The lease expires in July 2024, however, the tenant has exercised their break option and will be vacating in July 2022.



## PRICE

Offers in excess of **£1.75m**, subject to contract are being invited for the benefit of the freehold interest.

## LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

## VAT

The building is elected for VAT.

## CONTACT

To arrange a viewing please contact the sole selling agents:

## EPC

C rating (53)

## POSSESSION

Available Immediately

## Matthew Noble

T +44 (0)20 7291 6142  
M +44 (0)7980 991 214  
E mnoble@nobleharris.co.uk

## Jake Doffman

T +44 (0)20 7291 6144  
M +44 (0)7904 0821 18  
E jdoffman@nobleharris.co.uk

## Carl Dobrin

T +44 (0)20 7291 6141  
M +44 (0)7545 077 959  
E cdobrin@nobleharris.co.uk

**NH** NOBLE  
HARRIS

## MISREPRESENTATION ACT

All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agents (or any employee or sub-agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in all good faith purchases and lessees must not satisfy themselves independently as to the accuracy of matters upon which they intend to reply. October 2021.