

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

FREEHOLD FOR SALE WITH VACANT POSSESSION



***ONLY 30 SECONDS FROM
FARRINGDON STATION***

**1-2 FAULKNER'S ALLEY,
LONDON EC1M 6DD**

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1-2 Faulkner's Alley Farringdon London EC1M 6DD



INVESTMENT HIGHLIGHTS

- Attractive self-contained period freehold building
- Vacant possession
- Total Net Internal Area of offices 2,150 sqft (200 sqm)
- Potential to add an additional floor
- Design led location situated just off Cowcross Street
- Excellent transport links via Farringdon Station (Thameslink, Circle, Metropolitan and Elizabeth lines) within a 1-minute walk
- £1,650,000/£767 psf for the freehold interest

LOCATION

Faulkner's Alley is a gated walkway running between Cowcross Street and Benjamin Street, within very close proximity to Farringdon Station.

The area is an established office location with strong connections to the design and creative industry, benefitting from the ever popular Clerkenwell Design Week, www.clerkenwelldesignweek.com, held annually in May.

DESCRIPTION

This five storey brick built property is currently used as offices (Use Class E).

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The property benefits from an imposing entrance, attractive hallway leading to the main staircase to the upper levels, and numerous period features.

The property also has a side entrance which provides access to the ground floor and lower ground floor via an additional staircase, thus the ground and lower ground can be self contained.

The property may suit future conversion to residential with the possibility to extend, subject to obtaining the necessary planning consent. Interested parties should make their own planning enquiries.

FLOOR AREAS – NIA

Ground	332 sq ft	30.80 sqm
Basement	506 sq ft	47.00 sqm
First	423 sq ft	39.50 sqm
Second	445 sq ft	41.50 sqm
Third	445 sq ft	41.50 sqm
TOTAL	2,151 sq ft	200.30 sqm

PLANNING HISTORY

Lapsed planning consent in 2009 for an additional floor of offices.

Current planning application submitted for the retention of ground and lower ground as Use Class E and conversion of the first to third floors plus an additional fourth floor to provide a three-bedroom single dwelling with terrace, submitted February 2023.

OPPORTUNITY

The opportunity exists to add an additional floor to the property providing further office space and roof terrace, subject to obtaining the necessary planning consent.

The property lends itself to a residential conversion again subject to obtaining the necessary planning consent.

With two entrances to the property from Faulkner's Alley, the property offers flexibility that may well suit owner occupiers.

Interested parties should make their own enquiries of the local planning authority.

TENURE

Freehold Title number tbc.

1-2 Faulkner's Alley Farringdon London EC1M 6DD

VAT

We are informed the building is not elected for VAT. Hence, VAT will not be charged on the purchase.

EPC

C/52

PRICE

£1,650,000 (ONE MILLION SIX HUNDRED AND FIFTY THOUSAND POUNDS).

VIEWING

Strictly by appointment with sole agent:-

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