



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**13 Hatton Place,
Farringdon EC1N 8RU**

**COMMERCIAL UNIT FOR SALE IN
HATTON GARDEN
(1,367 SQFT)**



Summary

- Quality self-contained commercial unit (Class-E), extending 1,367sqft
- Ideal for a range of owner occupiers that might include jewellery retailers and investors alike
- Laid out over ground and lower ground floors within an attractive 6-storey building with active street frontage
- Excellent transport links with Chancery Lane (Central) and Farringdon Underground Station (Elizabeth, Circle, Hammersmith & City and Metropolitan) & Thames Link trains under half a mile away
- We are inviting offers in the region of £650,000 (£475psf) for the long leasehold interest (983-years remaining)

Description

Rare opportunity to purchase a fitted commercial space (Class-E) within the diamond district of London. The space is sold as seen, having previously been used as a jewellery retailer.

The office extends 1,367sqft with separate meeting rooms and workshops as well as shower facilities, disabled W/C and a modern kitchen. The space was refurbished during 2020, prior to the existing tenant's occupation.

The property is available to buy with offers in the region of £650,000 invited for the long leasehold interest (983-years remaining).

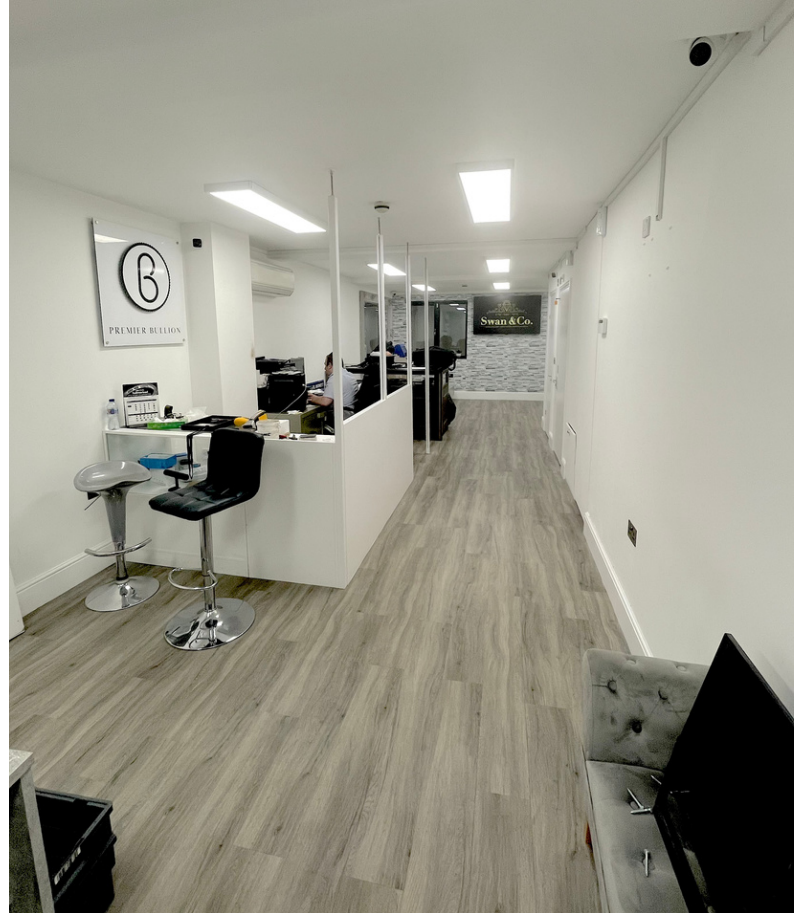
Vacant possession to be provided upon completion of a successful sale.

Location

Hatton Place is located just off Hatton Gardens within London's diamond district.

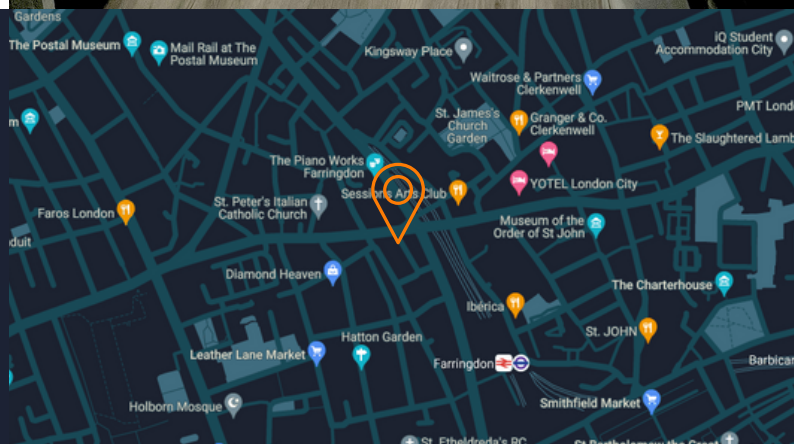
The property is just 300-yards to Farringdon (Circle Line & Thames Link) and 0.4 miles to Chancery Lane (Central Line) stations providing excellent transport links via underground and overground trains.

Hatton Garden is the centre of the UK diamond trade and home to over 300 jewellery businesses. The area benefits from some of the best London amenities for occupants.



PROPERTY ADDRESS

13 Hatton Place
Farringdon
EC1N 8RU



VAT

The property is elected for VAT and therefore VAT will be charged on the sale price.

Business Rates

Rates payable are estimated to be £35,250pax.

Interested parties are encouraged to make their own enquiries with Camden Council for further information.

Service Charge

The service charge for the property is estimated at £3,000pax.


Terms


We are inviting offers in the region of £650,000 (£475psf) for the long leasehold interest with 983-years remaining.



CONTACT US



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