

Compton

For Sale
**58 Farringdon Road
Farringdon EC1**

4,266 sq ft of office / showroom accommodation in a prime Farringdon location. The asset offers a very attractive Ground Rent investment.

For Sale

Pear Tree Court
58 Farringdon Road
Farringdon EC1R

Size

4,266 Ft²

Price

Offers in excess of £2,150,000

Fitout

Not Fitted

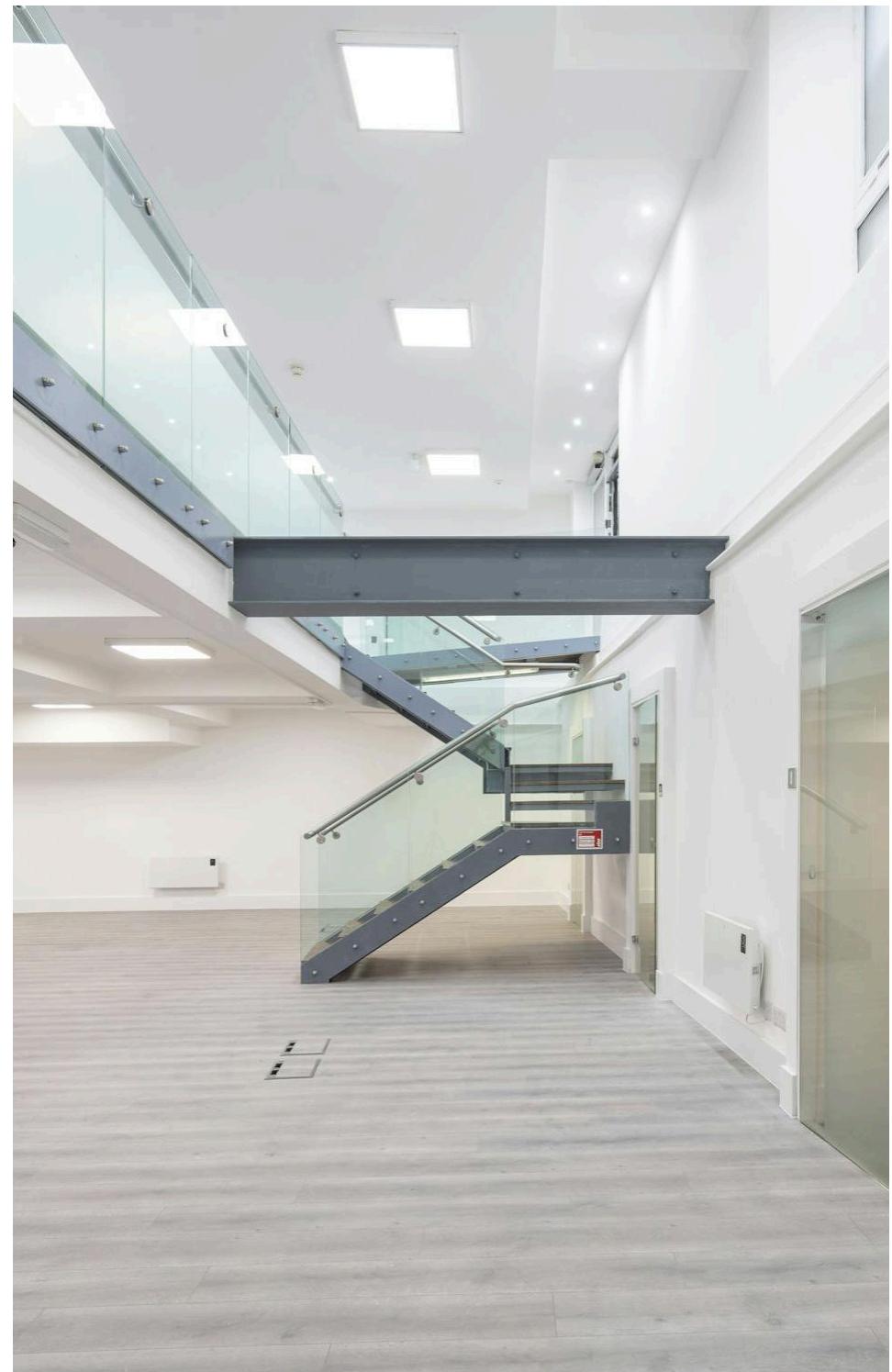
Description

A prime, self contained Freehold in central Farringdon, 250 meters from Farringdon Station.

Corner building fronting Farringdon Road and Pear Tree Court. The commercial element is self contained with two entrances on Farringdon Road, meaning the three floors can be occupied on a floor by floor basis.

The building has recently undergone a comprehensive refurbishment and benefits from excellent floor to ceiling heights.

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Description

The 18 residential flats are sold off on 999 year leases from 1999 and are accessed via a separate entrance on Pear Tree Court.

The passing ground rent is £5,000 per annum and doubles in June 2024 to £10,000 per annum. In June 2059 it increases to £20,000 per annum and then increases again to £25,000 per annum from June 2084.

We are seeking offers in excess of £2,150,000 reflecting a capital value of £504 per sq ft.

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Pear Tree Court
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Size

4,266 Ft²

Price

Offers in excess of £2,150,000

Fitout

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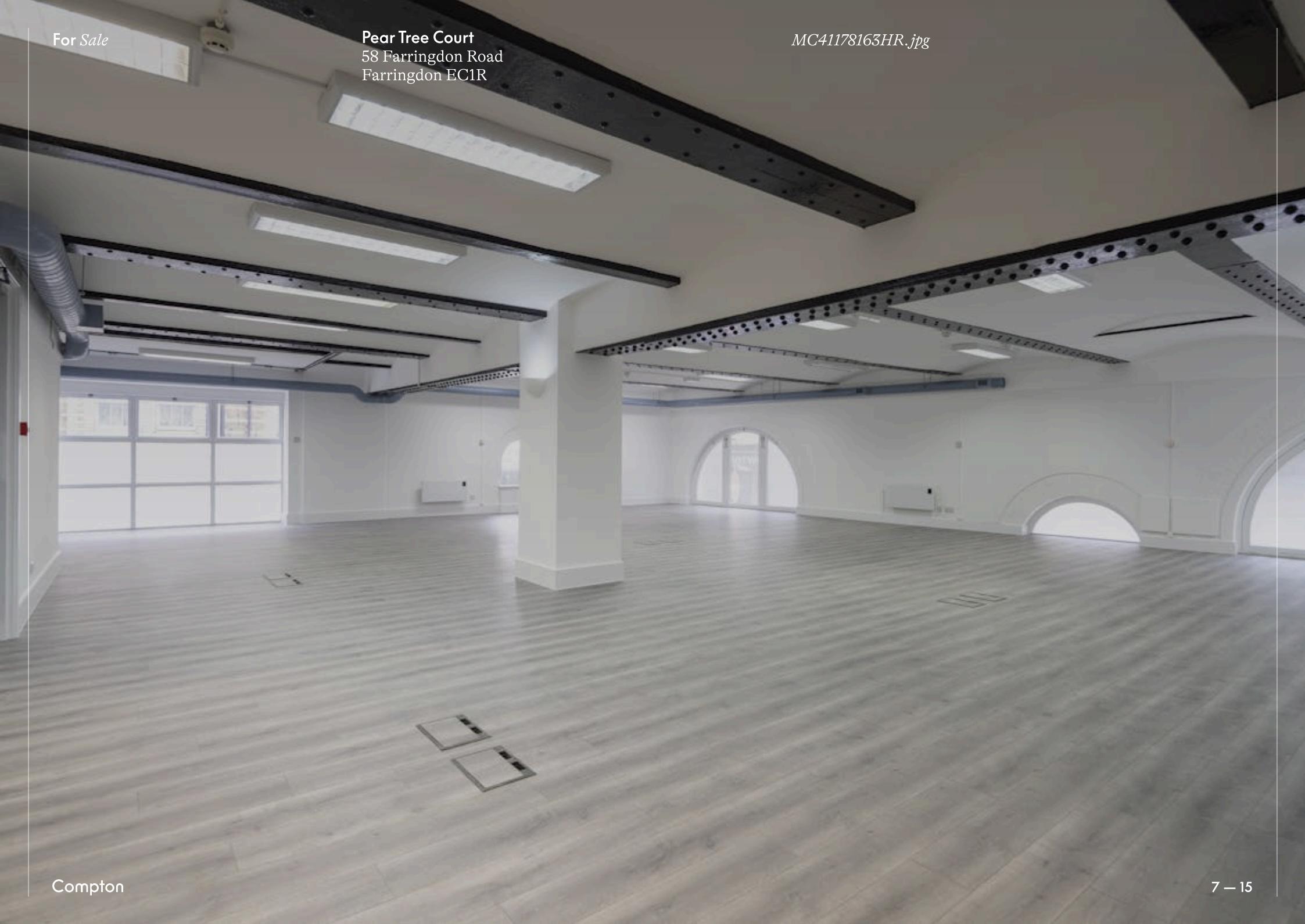
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For Sale

Pear Tree Court
58 Farringdon Road
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For Sale

Pear Tree Court
58 Farringdon Road
Farringdon EC1R

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For Sale

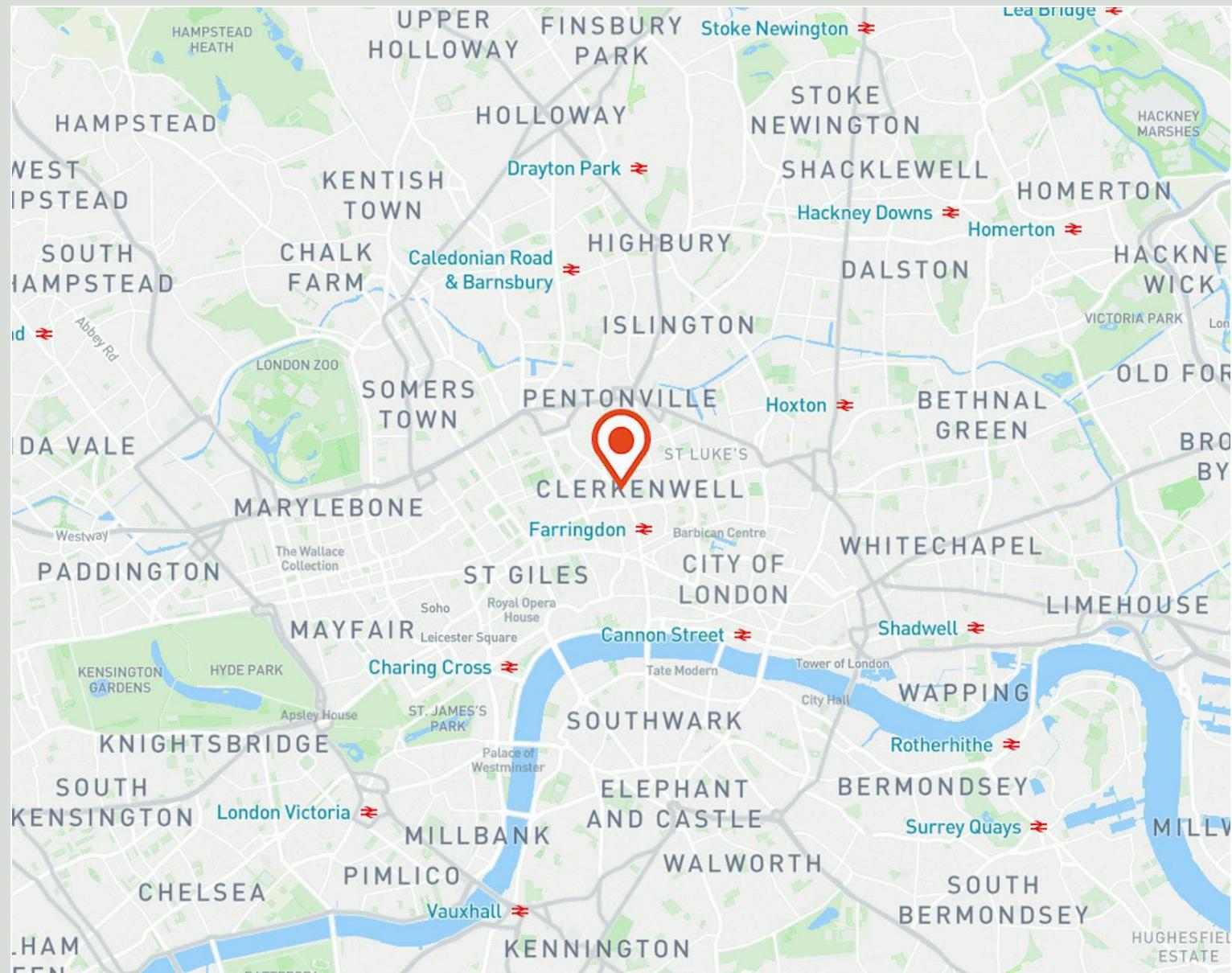
Pear Tree Court
58 Farringdon Road
Farringdon EC1R

Location

58 Farringdon Road is situated in a prime Farringdon location, 250 metres from Farringdon Station's Turnmill entrance providing access to the new Elizabeth Line (Crossrail), Thameslink and London Underground network.

Crossrail: Tottenham Court Road (2 mins), Bond Street (4 mins), Paddington (8 mins), Heathrow Airport (31 mins).

Both Leather Lane and Exmouth Street Markets are within a 5 minute walk offering an array of street vendors, bars, cafes and restaurants.





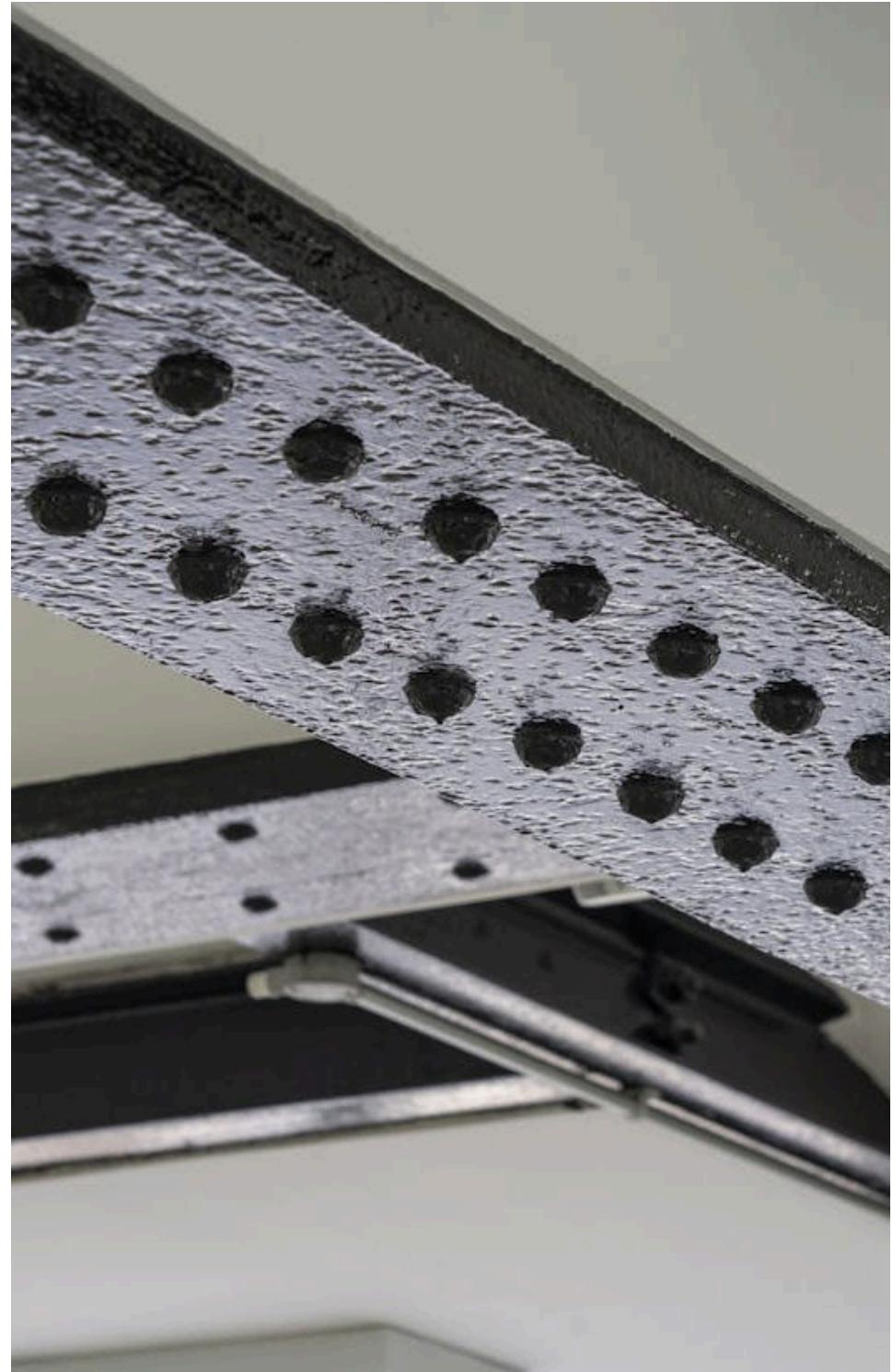
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Amenities

- Prime Corner Freehold
- Office>Showroom accommodation
- Self Contained with two entrances
- 4,266 sqft over Lower Ground,
Ground and First Floors
- Raised Floors
- Attractive Ground Rent
investments, with ground rents
doubling to £10,000 per annum in
June 2024

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Name	Sq Ft	Availability
1st	1,642	Available
Ground	985	Available
Lower Ground	1,482	Available
Lower Ground - Storage	157	Available
Total	4,266	

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Legal Costs

Each party to bear their own costs

Compton Concierge

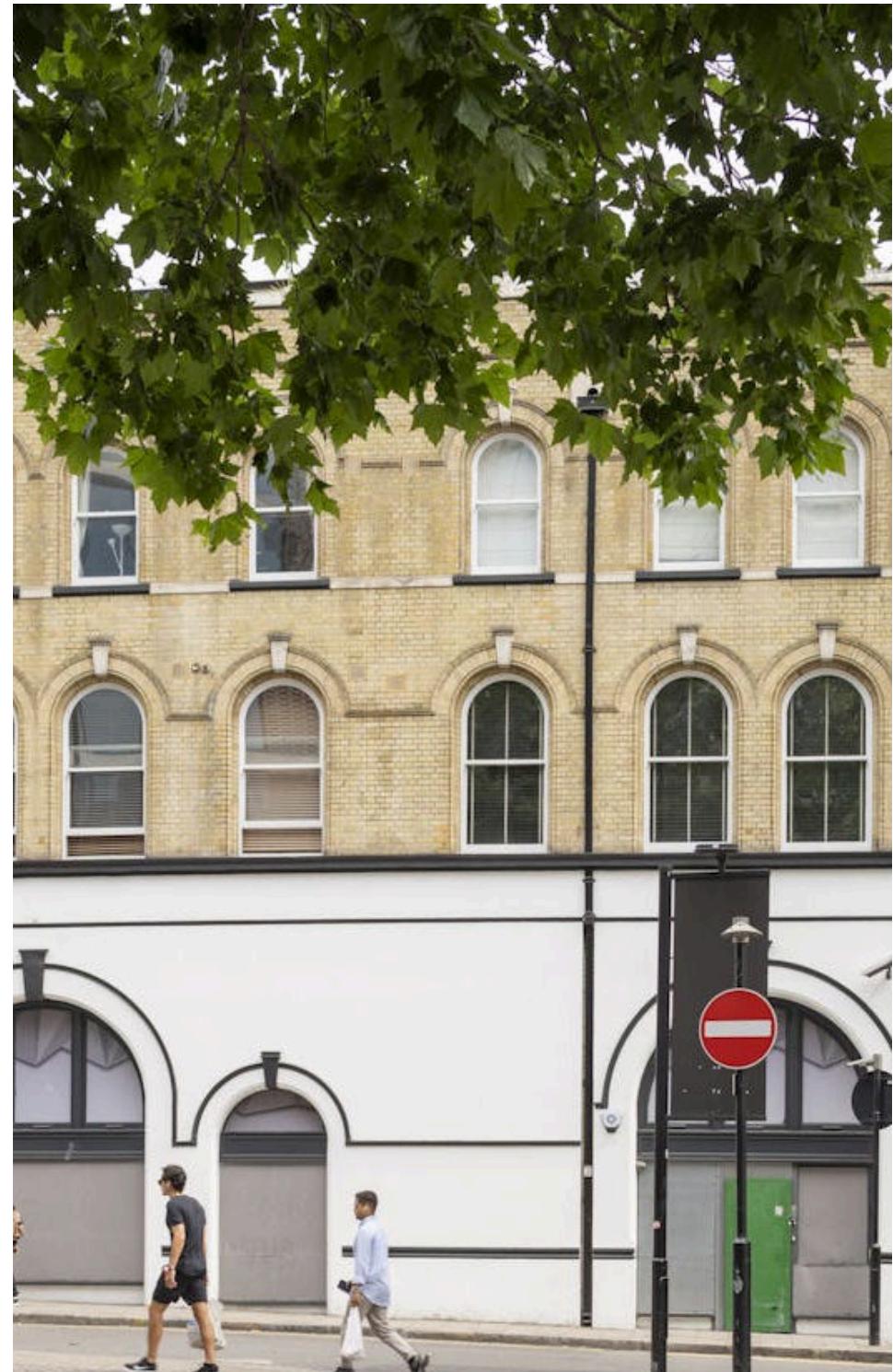
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All appointments to view must be arranged via sole agents, Compton, through:



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