



**STIRLING
ACKROYD**

FOR SALE

**12 Well Court, London,
EC4M 9DN**

1,090 sq ft

**Long Leasehold Sale -
EC4**



VIDEO TOUR

stirlingackroyd.com



Description

Long Leasehold Sale at £550,000 with a 999 year original lease term. Offered with vacant possession, the open plan unit is best suited for both retail and office use.

The floor areas measure; Ground floor 708 square feet and basement 382 square feet, totalling 1,090 square feet. The basement part of the unit is accessed by a communal staircase.

This commercial unit represents an ideal and rare opportunity to secure a commercial presence in the heart of the City. St Pauls, Bank and Mansion House are all in close proximity.

Ground Rent, Service Charge, Estate Charge, VAT - to be confirmed.

Location

Well Court is located just off Queen Street - Queen Street links to Cheapside and Queen Victoria Street.

The area also benefits from excellent transport links with St. Paul's, Bank and Cannon Street Stations all within a short walk.

Well Court is within easy walking distance of a variety of bars, restaurants and shops in this desirable City location.

Key points

- Ground floor 708 square feet plus basement 382 square feet
- Ground floor and basement commercial unit
- Ideal for an owner occupier or a commercial investor
- Sale Price - £550,000 - 999 year lease
- The basement part of the unit is accessed by a communal staircase
- Vacant possession
- St. Paul's, Bank and Cannon Street Stations all close by
- A variety of bars, restaurants and shops in this desirable City location





Accommodation

Name	sq ft	sq m	Availability
Ground	708	65.78	Available
Basement	382	35.49	Available

Viewing & Further Information



Iftakhar Khan
020 3967 0103
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Rents, Rates & Charges

Price	£550,000
Rates	On application
Service Charge	On application
VAT	On application
EPC	B (35)

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