



**STIRLING
ACKROYD**

FOR SALE

**75 Compton Street,
London, EC1V 0BN**

1,453 sq ft

**Clerkenwell Freehold
opportunity - Ideal for
owner occupiers,
developers and investors**



VIDEO TOUR

stirlingackroyd.com



Description

This is a rare opportunity to secure a fully vacant freehold building in central Clerkenwell, ideal for owner occupiers, developers and investors.

Arranged over basement, ground, first and second floors, the building is need of refurbishment with development potential, subject to requisite consents.

Floor areas comprise: Basement 266 square feet, ground floor 497 square feet, first floor 368 square feet, second floor 322 square feet, totalling 1,453 square feet - see floor plan link.

The sale is subject to VAT - to be confirmed

Only unconditional offers will be considered - subject to planning offers will not be considered, so interested parties should make their own planning enquiries prior to requests for inspections or submitting offers.

Key points

- Total premises area - 1,453 square feet
- Fully vacant
- Mid terrace Freehold building - with development potential, subject to planning
- Central Clerkenwell location - ten minutes' walk to Farringdon Station (Elizabeth Line)
- In need of refurbishment
- £750,000 for the benefit of the Freehold interest with full vacant possession
- Commercial use on all floors by previous owner occupiers
- Comprises basement, ground, first and second floors - with one stairwell



Location

The property is located on Compton Street just off St John Street. Compton Street has recently seen a number of properties acquired and developed and continues to attract investor and developer interest.

The local authority is the London Borough of Islington.

Transport Links



Farringdon 0.3 Miles



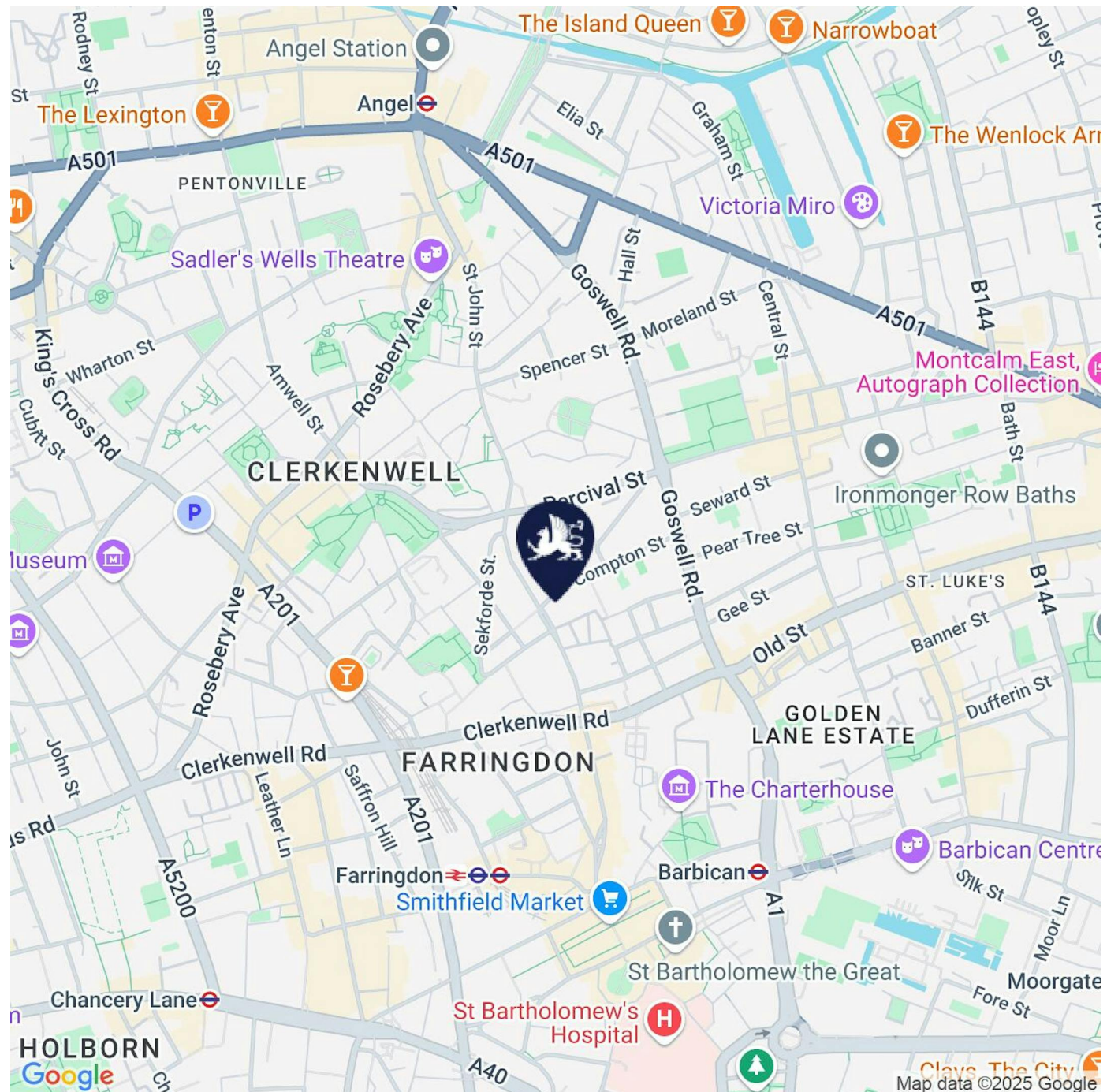
Barbican 0.4 Miles



Chancery Lane 0.6 Miles



Angel 0.6 Miles





Rents, Rates & Charges

Price	£750,000
Rates	On application
Service Charge	On application
VAT	To be confirmed
EPC	C (62)

Viewing & Further Information



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