

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

FREEHOLD FOR SALE PRIME HATTON GARDEN OPPORTUNITY



**IDEAL FOR INVESTORS OR OWNER OCCUPIERS
SEEKING AN HQ IN HATTON GARDEN**

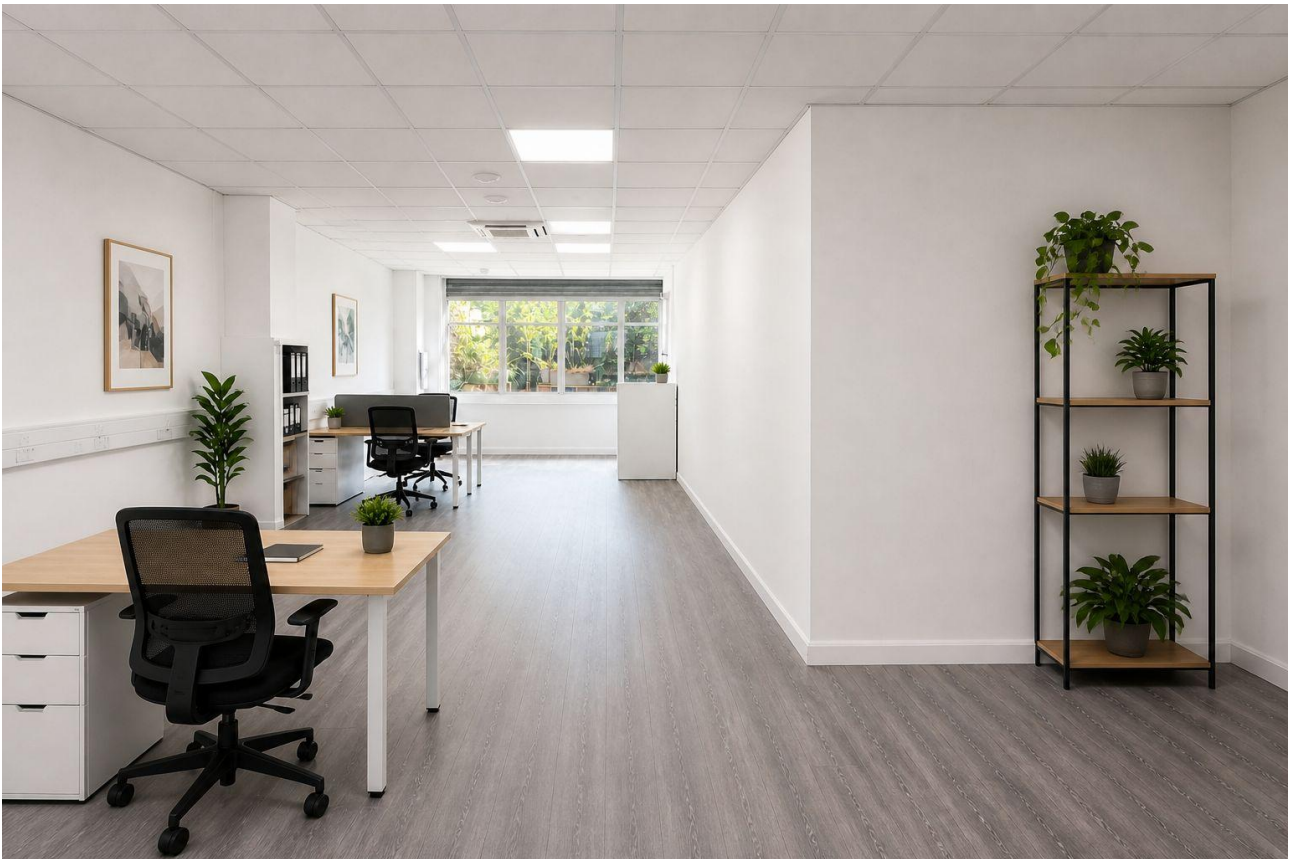
16 GREVILLE STREET, LONDON EC1N 8SQ

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16 GREVILLE STREET, LONDON EC1N 8SQ

LOCATION

Prominently situated in the centre of Greville Street, the property holds a prime retailing position in the heart of world renowned Hatton Garden. Farringdon station (Elizabeth, Circle, Hammersmith & City, Metropolitan lines and Thameslink services) and Chancery Lane station (Central line) are both within a few minutes walk.

DESCRIPTION

Previously owned and occupied by Graff, the Building comprises a five storey, mid terrace commercial property ideal for a prominent HQ for a jewellery business.

The ground floor and basement is currently occupied by Daniel Christopher Jewellery Limited. Their lease expires on 31st December 2028 and has been granted outside sections 24-28 of the Landlord & Tenant Act and excludes the right to renew.

The passing rent is £110,000 PAX with annual increases on 1st January 2027 and 1st January 2028 in line with upward only CPI , capped at 10% per annum. Subject to agreement, the Tenant has said they are willing to vacate early.

The ground floor is currently arranged as a high end jewellery shop with an imposing marble shop front, ancillary accommodation and garden to the rear.

The lower ground floor is being used by the Tenant for modern jewellery workshops. Pavement lights provide natural light to the front of the floor.

The lower ground floor can be accessed internally from the retail unit, but also from Bleeding Heart Yard to the rear of the Building, therefore offering great flexibility. Thus the lower ground floor which also benefits from a kitchenette and WC offers self contained occupation.

The upper floors are accessed via a fully glazed entrance to the side of the Building with frontage on to Greville Street, and provide accommodation ideal for a modern jewellery business, benefitting from excellent natural light and being fully fitted to a high specification including attractive glazed entrance, high security glass, airlock door system, secure internal door system, pneumatic tube transport system, built in safes, CCTV and air conditioning.

TENANCY INFORMATION

Tenant	Demise	Lease/Term	Start	End	Rent	Rent Review	Floor Area	
							Net	Gross
Daniel Christopher Jewellery Limited	Ground floor , lower ground floor and yard	5 years outside L&T Act	1 st January 2023	31 st December 2028	£110,000 PAX	Annually to higher of passing rent and CPI capped at 10% p.a. increase	G 526 sqft LG 612 sqft	G 720 sqft LG 734 sqft
Vacant	1st floor						481 sqft	605 sqft
Vacant	2 nd floor						470 sqft	616 sqft

Vacant	3 rd floor						491 sqft	581 sqft
					<i>ERV of vacant floors £80,000</i>			
TOTAL					£110,000 PAX <i>ERV £190,000 PAX</i>		2,581 sqft	3,256 sqft

(Measured survey available upon request)

PLANNING AND DEVELOPMENT

The 3rd floor has a lapsed planning consent for a change of use to residential (2014/4041/P).

TENURE

Freehold.

VAT

The building is not VAT elected and VAT will not be charged on the sale.

EPC

Ground and lower ground floors – upon request
Upper floors - D/80

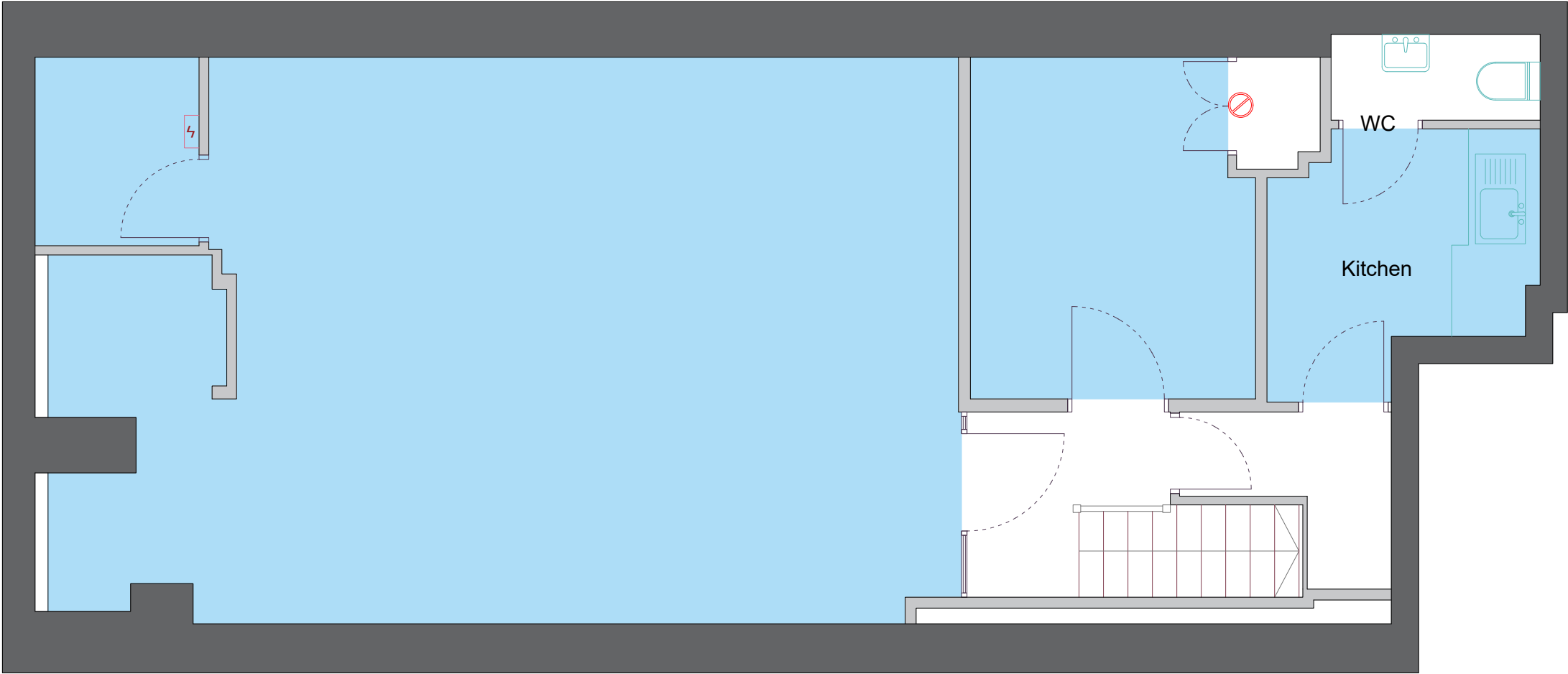
PRICE

£3,500,000 (THREE MILLION FIVE HUNDRED THOUSANDS POUNDS).

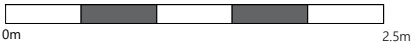
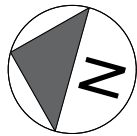
VIEWING

Strictly by appointment with Agents :-

JARVIS KELLER **020 7251 9226**
john@jarviskeller.co.uk **07876 245 302**



Lower Ground



Scale 1:50

16 Grevill Street

Farringdon
London
EC1N 8SQ

Date	Revision	Project Number	Description	Rev
30/06/2026	00	26.06.3647	Property Survey	0/0

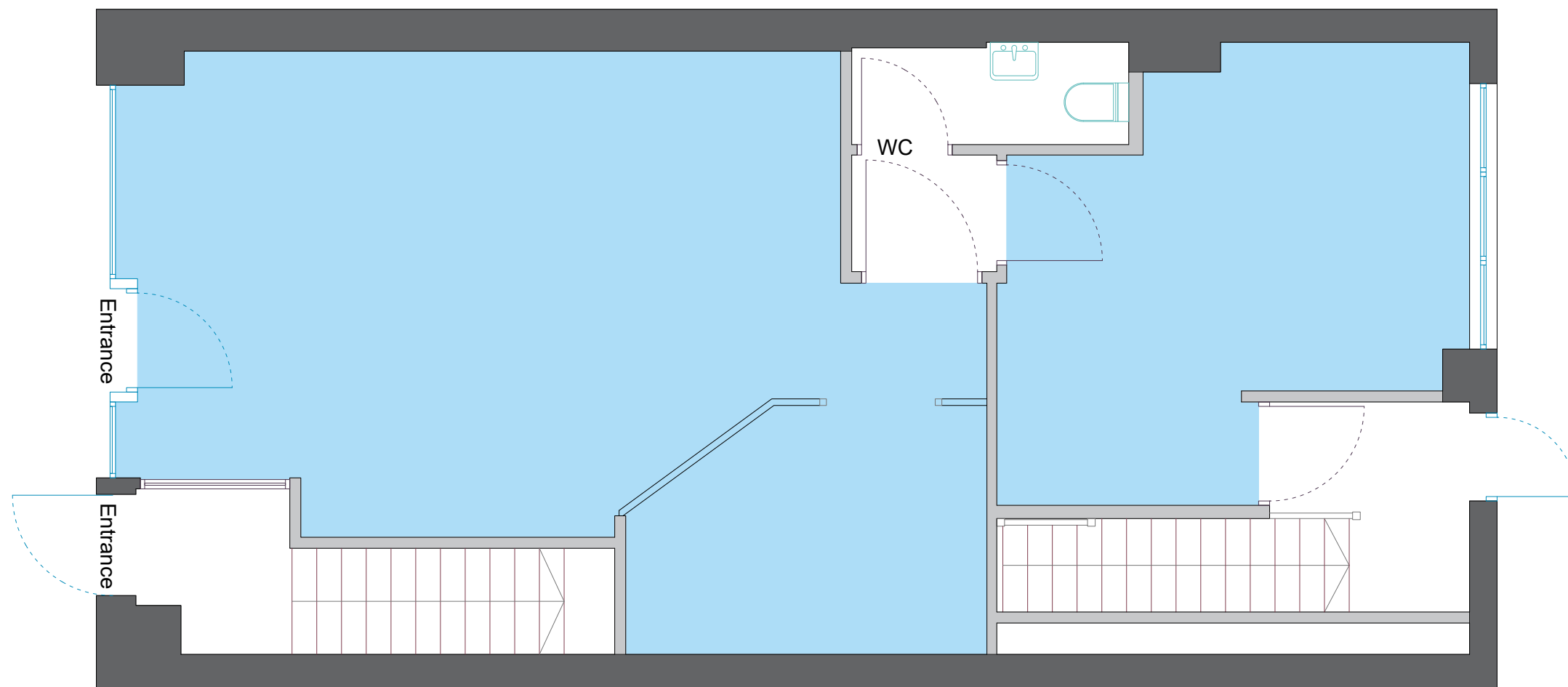
Drawing Name
Lower Ground Floor Plan

REFERENCES

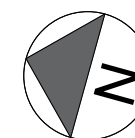
 Net Internal Area

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Ground Level



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Farringdon
London
EC1N 8SQ

Date	Revision	Project Number	Description	Rev
30/06/2026	00	26.06.3647	Property Survey	0/0

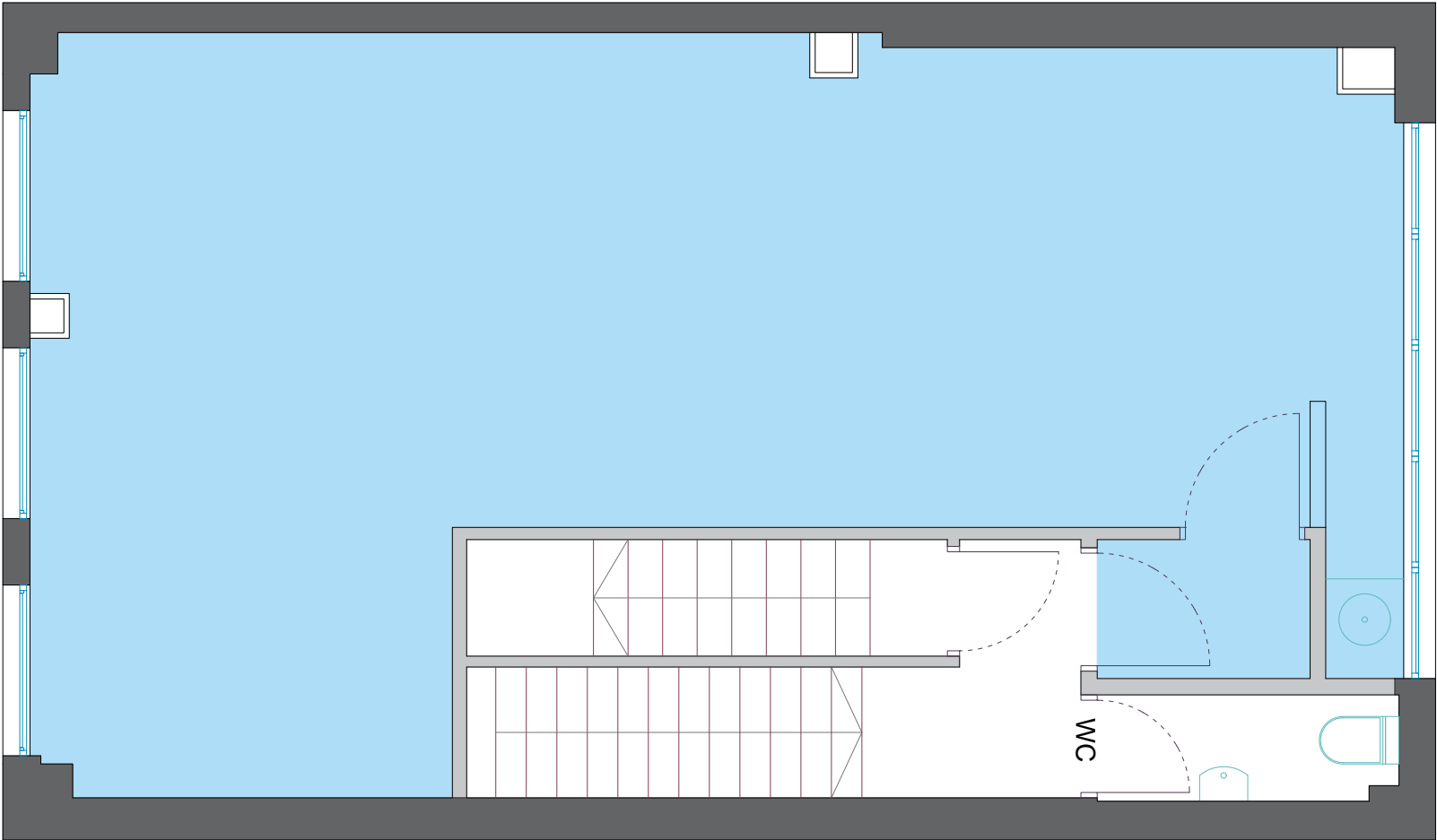
Drawing Name
Ground Level Floor Plan

REFERENCES

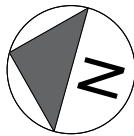
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First Level



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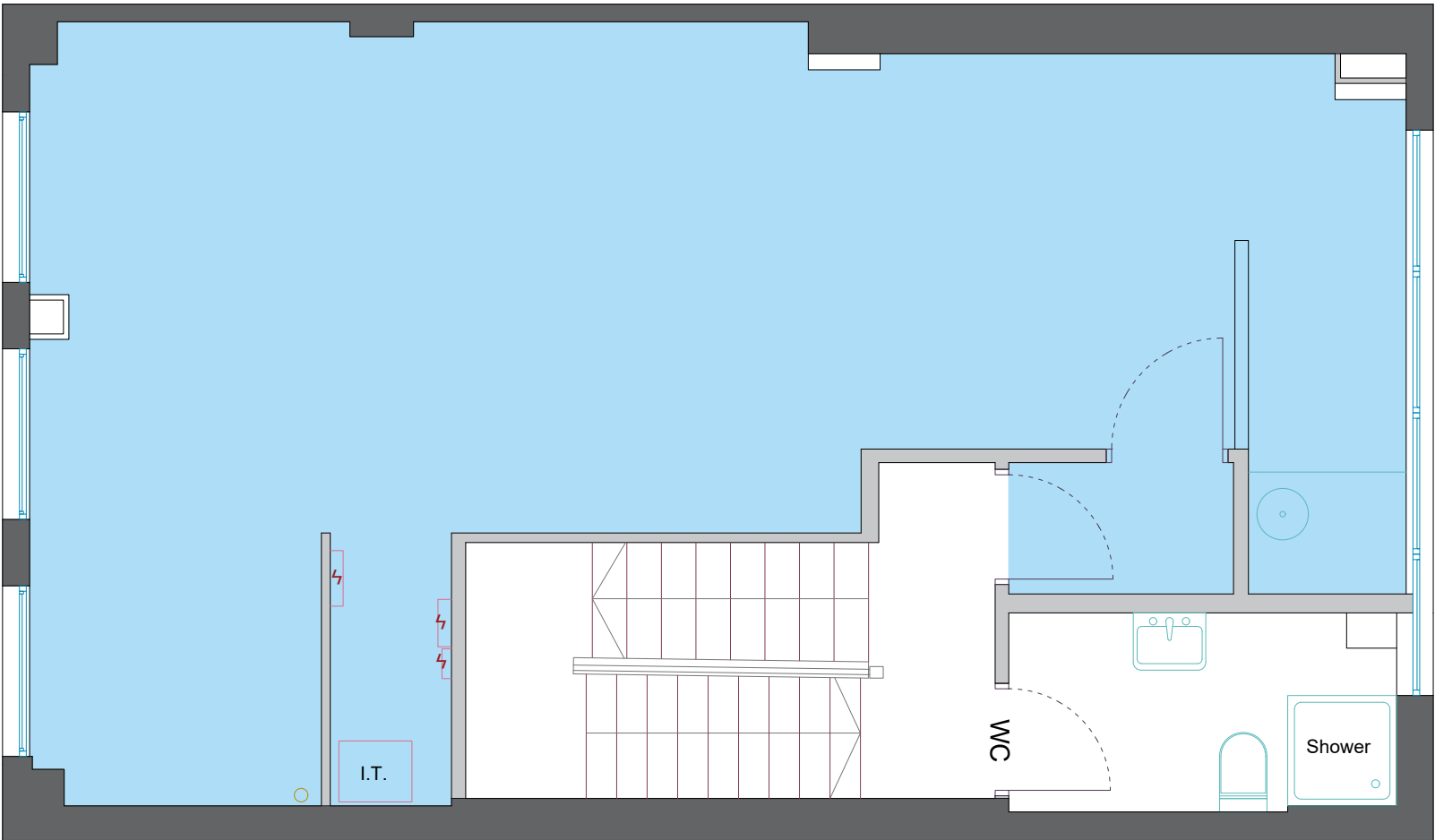
Date	Revision	Project Number	Description	Rev
30/06/2026	00	26.06.3647	Property Survey	0/0

Drawing Name
First Level Floor Plan

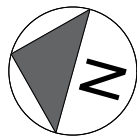
REFERENCES	
	Net Internal Area

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Second Level



0m 2.5m
Scale 1:50

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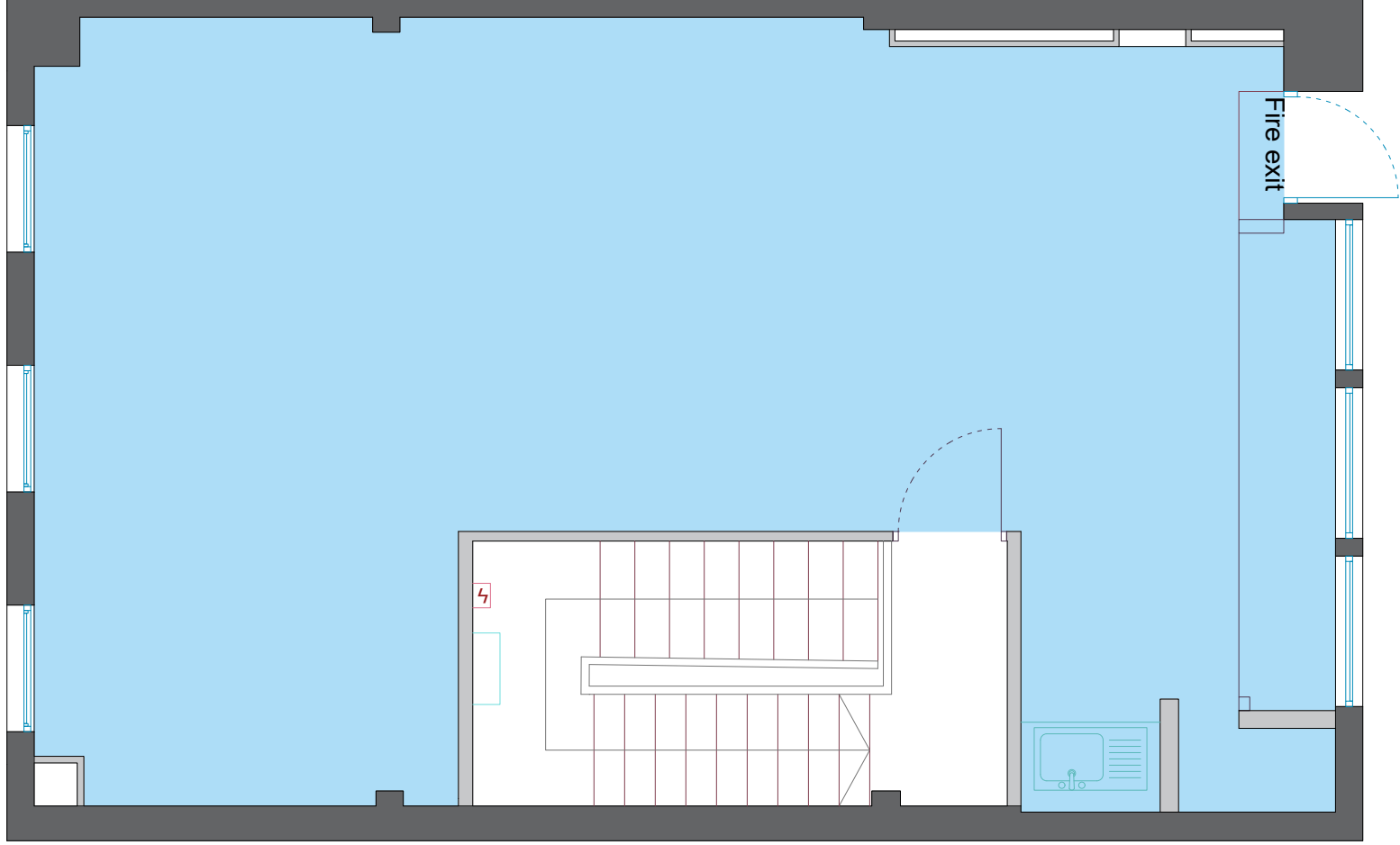
REFERENCES
Net Internal Area

Drawing Name
Second Level Floor Plan

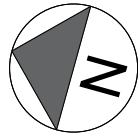
Date	Revision	Project Number	Description	Rev
30/06/2026	00	26.06.3647	Property Survey	0/0

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Third Level



16 Grevill Street

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REFERENCES

 Net Internal Area

Drawing Name
Third Level Floor Plan

Date	Revision	Project Number	Description	Rev
30/06/2026	00	26.06.3647	Property Survey	0/0

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