

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

FOR SALE LONG LEASEHOLD



OWNER OCCUPIER / INVESTMENT OPPORTUNITY

**SUITE A, 6 HONDURAS STREET, LONDON EC1Y
0TH**

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.





SUITE A, 6 HONDURAS STREET, LONDON EC1Y 0TH

LOCATION

The property is situated on the west side of Honduras Street close to the junction with Old Street.

Both Barbican station (Circle, Hammersmith & City, Metropolitan lines) and Old Street station (Northern line and National Rail) are in close proximity.

Whitecross Street is also on the doorstep with its great array of shopping, eating and drinking options.

DESCRIPTION

The property is set over ground and lower ground floors. The ground floor benefits from large windows to Honduras Street and the lower ground floor receives some natural light from rooflights.

Both floors have been fitted out for office accommodation and have wooden flooring.

The property also benefits from a smart entrance area, meeting room, raised access floors, separate kitchen, two WCs and ample storage.

**NET INTERNAL
AREA**

| | | |
|--------------|--------------------|--------------------|
| Ground floor | 72.21 sq.m | 788 sq.ft |
| Lower ground | 78.69 sq.m | 847 sq.ft |
| Total | 151.90 sq.m | 1,635 sq.ft |

*All measurements stated are
approximate*

TENURE

The property is held on an FRI lease for a term of 125 years from 25th January 2013. Ground rent of £300 per annum is payable, doubling every 25 years.

The property is being sold with vacant possession.

PRICE

£600,000.

BUSINESS RATES

Ratable value £33,000.

Rates payable £16,467.

Interested parties are advised to confirm with Islington council.

USER

Offices and for purposes ancillary to that.

VAT

The property is elected for VAT.

EPC

C/58.

VIEWING

Strictly by appointment with sole agents:-

JARVIS KELLER – 020 7251 9226

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