

## London E1

### 99 Mansell Street

### E1 8AX

- **Freehold 'City Fringe' Building**
- Previously used as offices
- Residential potential subject to the necessary consents being obtained
- Current Licence Fee Reserved  
**£36,000 pa**  
**(Determinable)**  
**Vacant Possession upon Completion**  
**(excepting Ground Floor held on a Licence)**



**Tenure**  
Freehold.

**Location**  
The property is situated on a prominent corner position at the junction of Mansell Street and Prescott Street just to the north-east of the Tower of London in the 'City Fringe'. The area benefits from excellent transport links with Tower Gateway DLR Station being immediately to the south providing easy access to Docklands and London City Airport. In addition Tower Hill, Aldgate and Aldgate East Underground stations are within easy walking distance immediately opposite the property is a modern office development, Lloyds Chambers, where occupiers include Hermes Pension Management, Beaumont & Sons Solicitors and Stimpson Spence Young.

**Description**  
The property is arranged on basement, ground and five upper floors to provide five floors of accommodation previously used as offices with further ancillary accommodation in the basement and fifth floors. The accommodation benefits from a passenger lift, WCs and carpeted communal areas.

The property provides the following accommodation and dimensions:

Basement	65.90 sq m	(709 sq ft)
Ground Floor	109.30 sq m	(1,177 sq ft)
First Floor	76.60 sq m	(825 sq ft)
Second Floor	76.60 sq m	(825 sq ft)
Third Floor	76.60 sq m	(825 sq ft)
Fourth Floor	80.30 sq m	(864 sq ft)
Fifth Floor	55.19 sq m	(594 sq ft)
Total	540.49 sq m	(5,819 sq ft)

#### Planning

The property may be suitable for conversion into residential use, subject to any necessary consents being obtained.

#### Tenancy

With the exception of the ground floor the property is offered with VACANT POSSESSION UPON COMPLETION. The ground floor is at present occupied under a licence determinable on two months' notice at an annual licence fee of £36,000.

#### VAT

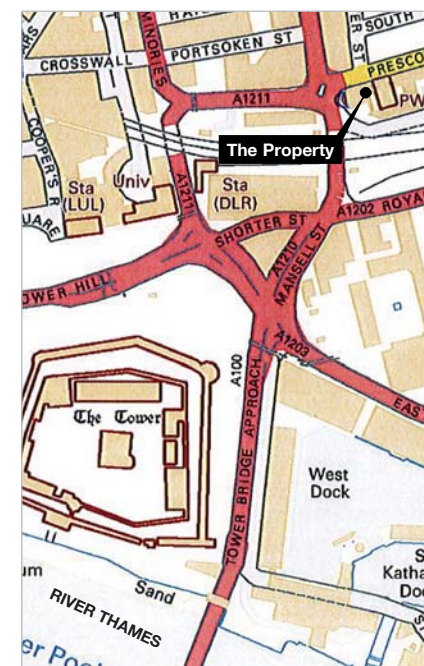
VAT is applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsoy.co.uk](http://www.allsoy.co.uk)

#### Viewings

Viewings will be held on fixed dates and are by appointment only, please e-mail your request with full contact details to [viewings@allsoy.co.uk](mailto:viewings@allsoy.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 61 London E1**.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** A Bloom, Solomon Taylor and Shaw. Tel: 0207 431 1912 Fax: 0207 794 7485 e-mail: [ari@solts.co.uk](mailto:ari@solts.co.uk)

NB. The plan is for identification only. © Crown Copyright, ES 100004106