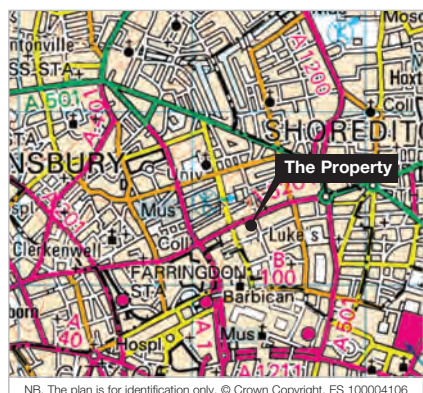


# London EC1

## 6-9 Timber Street, Clerkenwell EC1Y 0TQ

- **Long Leasehold (999 Years)  
Ground and Lower Ground Floor  
Commercial Accommodation  
formerly used as a Recording  
Studio and Offices**
- Extending (GIA) to approximately  
268 sq m (2,884 sq ft)
- Possible Potential for Change of Use  
subject to obtaining all necessary  
consents

## Vacant Possession



### To View

The property will be open for viewing every Tuesday 10.00 – 11.00 a.m. and Thursday between 2.00 – 3.00 p.m. before the Auction (Ref: WT).

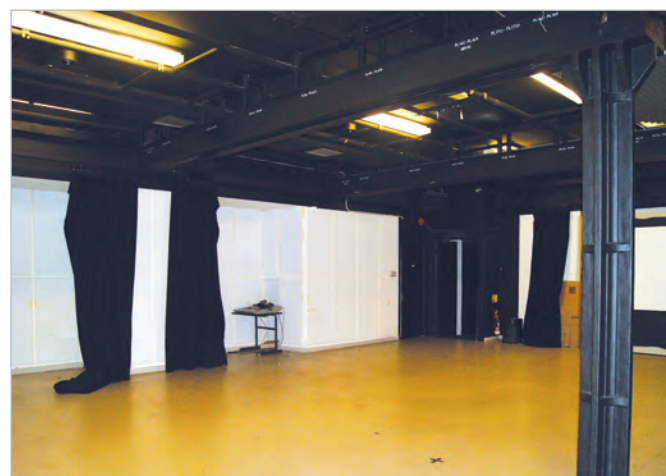
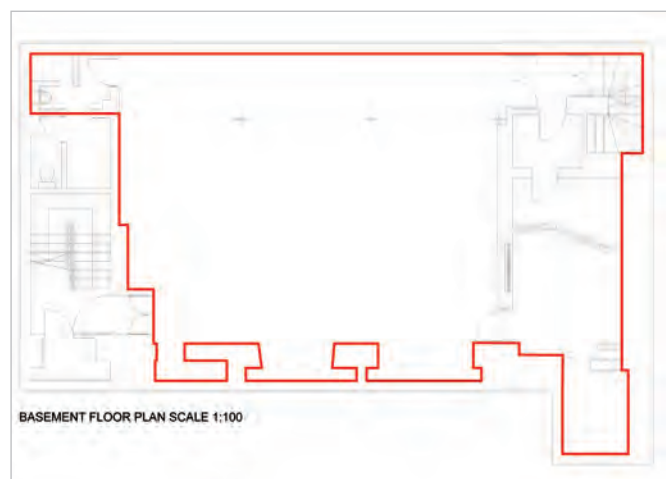
### Joint Auctioneer

Michael Laurie Kaye (Ref: MK).  
Tel: 0207 629 1177.  
Email: enquiries@mlk.co.uk

### Seller's Solicitor

Bankside Commercial Limited  
(Ref: Mr A Fenegan).  
Tel: 0207 654 7500.  
Email: a.fenegan@banksidecommercial.com

**VACANT –  
Leasehold Ground and Lower Ground  
Floor Commercial Accommodation**

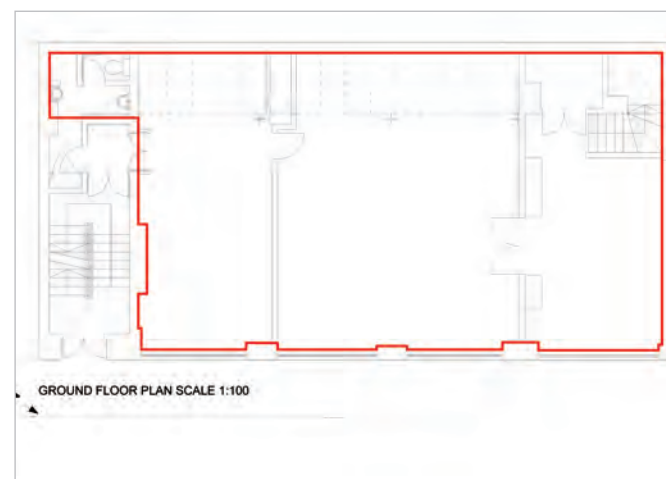


### Tenure

Long Leasehold. The property is to be held on a new lease for a term of 999 years from the date of completion at an initial ground rent of £350 per annum.

### Location

Timber Street is located off Old Street (A5201) which in turn runs into Clerkenwell Road. The property itself is situated on the west side of Timber Street, which is parallel to Baltic Street East. Extensive shops, restaurants and amenities are available at Old Street, Farringdon and Clerkenwell with further facilities also being accessible within The City. Rail and Underground services run from Old Street Station (Northern Line) and Farringdon (Circle, Hammersmith and Metropolitan Lines). The open spaces of Kings Square Gardens are a short walk to the north.



### Description

The property comprises ground and lower ground floor commercial accommodation formerly used as a recording studio and offices situated within a mid terrace building arranged over lower ground, ground and two upper floors. The property affords potential for Change of Use subject to obtaining all necessary consents. There is an internal staircase between ground and basement floors. There is also a garage on the ground floor accessed off Timber Street via a roller shutter door.

### Accommodation

**Lower Ground Floor** – (GIA) approximately 137.4 sq m (1,479 sq ft)  
**Ground Floor** – (GIA) approximately 130.5 sq m (1,405 sq ft)

### Planning

Local Planning Authority: London Borough of Islington  
Tel: 020 7527 2000.

The property may afford potential for Change of Use subject to obtaining all necessary consents.

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



