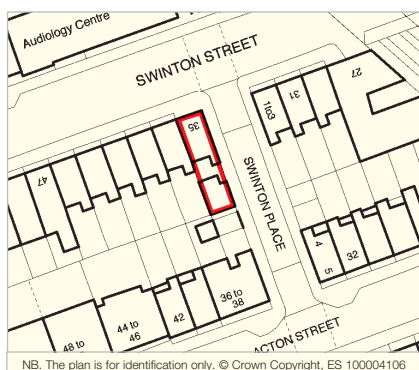


London WC1X

35 Swinton Street,
King's Cross
WC1X 9NT

- Freehold Grade II Listed Period Building
- Arranged to provide Seven Self-Contained Units
- Located 500 metres to the south-east of King's Cross Rail and Underground Station
- Total Current Gross Rent Reserved **£110,040 per annum (equivalent)**



To View

Please note that we have arranged for a viewing to take place on Monday 2nd November between 1.00 – 1.30 p.m. Please try to encourage parties to arrive at 1.00 p.m. sharp.

Seller's Solicitor

Messrs Hek Jones (Ref: DH).
Tel: 02920 349820.
Email: dhek@hekjones.com



Tenure

Freehold.

Location

The property is situated within a well-established commercial and residential area within the London Borough of Camden. The property is located on the corner of Swinton Street and Swinton Place. The property benefits from excellent transport links and is approximately 500 metres south-east of King's Cross Rail and Underground Station, which offers regular Mainline services and access to Northern, Piccadilly, Circle, Hammersmith & City, Metropolitan and Victoria Line Underground services. St Pancras International Station also provides Eurostar services to Europe.

Description

The property comprises an end of terrace period building arranged over basement, ground and three upper floors. The property is internally arranged to provide seven self-contained units.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Planning

Local Planning Authority: London Borough of Camden.
Tel: 020 7974 4444.
Website Address: www.camden.gov.uk

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
5	Third	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 2nd March 2015	£15,600 p.a.
4	Second	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 14th April 2015	£16,800 p.a.
3	First	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st June 2015	£17,160 p.a.
2	Ground	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 2nd January 2015	£16,800 p.a.
1B	Lower Ground	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st June 2015	£13,260 p.a.
1A	Lower Ground	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 29th March 2014 (Holding over)	£13,260 p.a.
Garden	Garden Unit	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 30th March 2015	£17,160 p.a.

INVESTMENT – Freehold Building

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.allsop.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.

