

London EC1V

65 (Lot 28) and 66 (Lot 29) Compton Street, Clerkenwell EC1V 0BN

- **Two Adjoining Freehold Mid Terrace Four Storey Buildings**
- Each Building internally arranged to provide Ground and Lower Ground Floor Retail Premises and a Self-Contained First and Second Floor Maisonette above
- Possible potential for Conversion into either Self-Contained Flats or Two Family Houses
- Possible potential for Change of Use of Retail Premises to either Office or Residential Use
- Possible potential for the Addition of a Third Floor
- To be offered either Individually or Collectively

Vacant Possession

EIGHT WEEK COMPLETION AVAILABLE



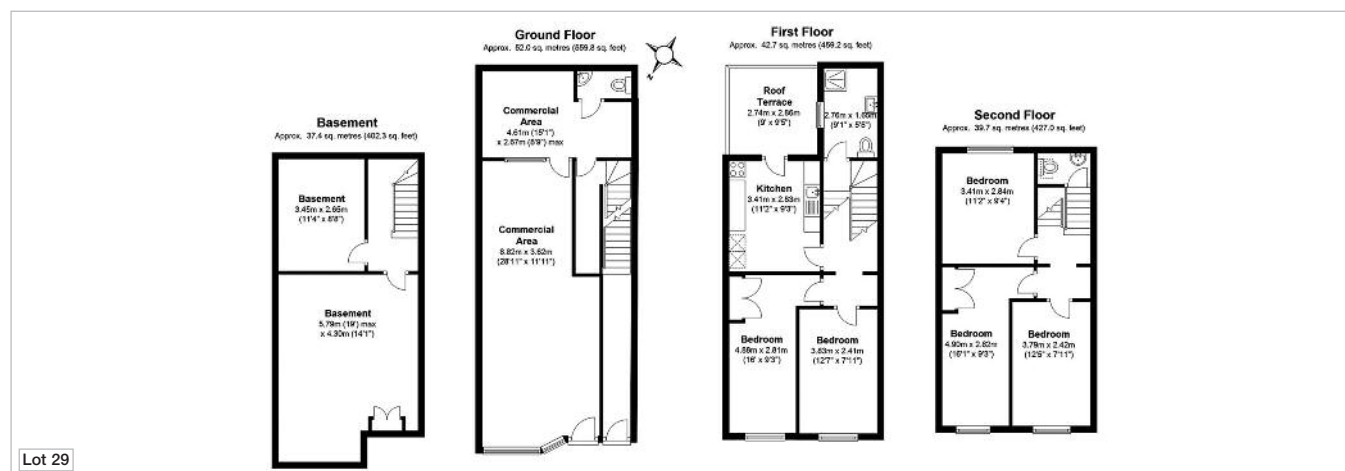
To View

Lot 28 – The property will be open for viewing on Monday 19th September between 9.30 – 10.00 a.m. (Ref: JD).

Seller's Solicitor

Messrs Darlington's Solicitors (Ref: JS).
Tel: 0208 951 6661.
Email: jswede@darlington.com

VACANT – Two Freehold Buildings



Tenure
Freehold.

Location

The properties are situated on the south side of Compton Street, to the west of its junction with Goswell Road (A1) and close to the road's junction with St John Street. An extensive range of shops, restaurants and bars is available in Clerkenwell itself and the nearby Barbican, with the further facilities of the City also being within reach. Underground services run from the nearby Old Street Station (Northern Line) and Barbican Station (Circle, Hammersmith & City and Metropolitan Lines). Rail services run from Farringdon Station approximately 0.4 miles to the south-west.

Description

The property comprises two adjoining mid terrace buildings, each arranged over lower ground, ground and two upper floors. Each building is internally arranged to provide ground and lower ground floor retail premises and a self-contained first and second floor maisonette above. The properties may afford potential for conversion into either self-contained flats or two single family houses, subject to obtaining all necessary consents.

Accommodation

Lot 28 – 65 Compton Street

Lower Ground Floor – Two Rooms

Ground Floor – Two Rooms, Kitchen, Shower Room with WC

First Floor – Two Bedrooms, Kitchen, Bathroom with WC, Roof Terrace

Second Floor – Three Bedrooms

Gross Internal Area Approximately 171.9 sq m (1,850 sq ft)

Lot 29 – 66 Compton Street

Lower Ground Floor – Two Rooms

Ground Floor – Two Rooms, WC

First Floor – Two Bedrooms, Kitchen, Shower Room with WC, Roof Terrace

Second Floor – Three Bedrooms, WC

Gross Internal Area Approximately 171.7 sq m (1,848 sq ft)

Total Gross Internal Area Approximately 343.6 sq m (3,698 sq ft)

Planning

Local Planning Authority: Islington Borough Council.
Tel: 0207 527 2000.

The properties may afford potential for either conversion/sub-division to provide self-contained flats or two family houses, together with potential for the addition of a new floor and change of use of the retail premises to office or residential use, subject to obtaining all necessary consents.

NB. Prospective purchasers are advised that SDLT will be payable on commercial rates and the extra 3% stamp duty premium is not payable as the property is a mixed use 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.allisop.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.

