

17c

AYLESBURY STREET

London, EC1R 0DB

Vacant Freehold
Property For Sale

Planning Permission for
a mixed use Class E and
residential property

RIB

ROBERT IRVING BURNS

Dunitz & Co.
FINDING VALUE IN REAL ESTATE





FARRINGDON
STATION



17c
AYLESBURY
STREET



CLERKENWELL
GREEN

INVESTMENT SUMMARY

- Well located **Class E** property.
- Within close proximity to **Clerkenwell Green** and **Farringdon Station**.
- Planning permission granted for conversion of **part ground and three upper floors for residential use**.
- The property provides **1,690 sq ft (157.0 sq m)** of Gross Internal Area.
- **Full vacant possession**.
- Suitable for **Owner Occupation**.
- Offers are invited in excess of **£875,000 (Eight Hundred and Seventy Five Thousand Pounds)** subject to contract and exclusive of VAT.
- Offers at this level reflect a Capital Value of approximately **£586 per sq ft** based on the Gross Internal Area of the proposed scheme.

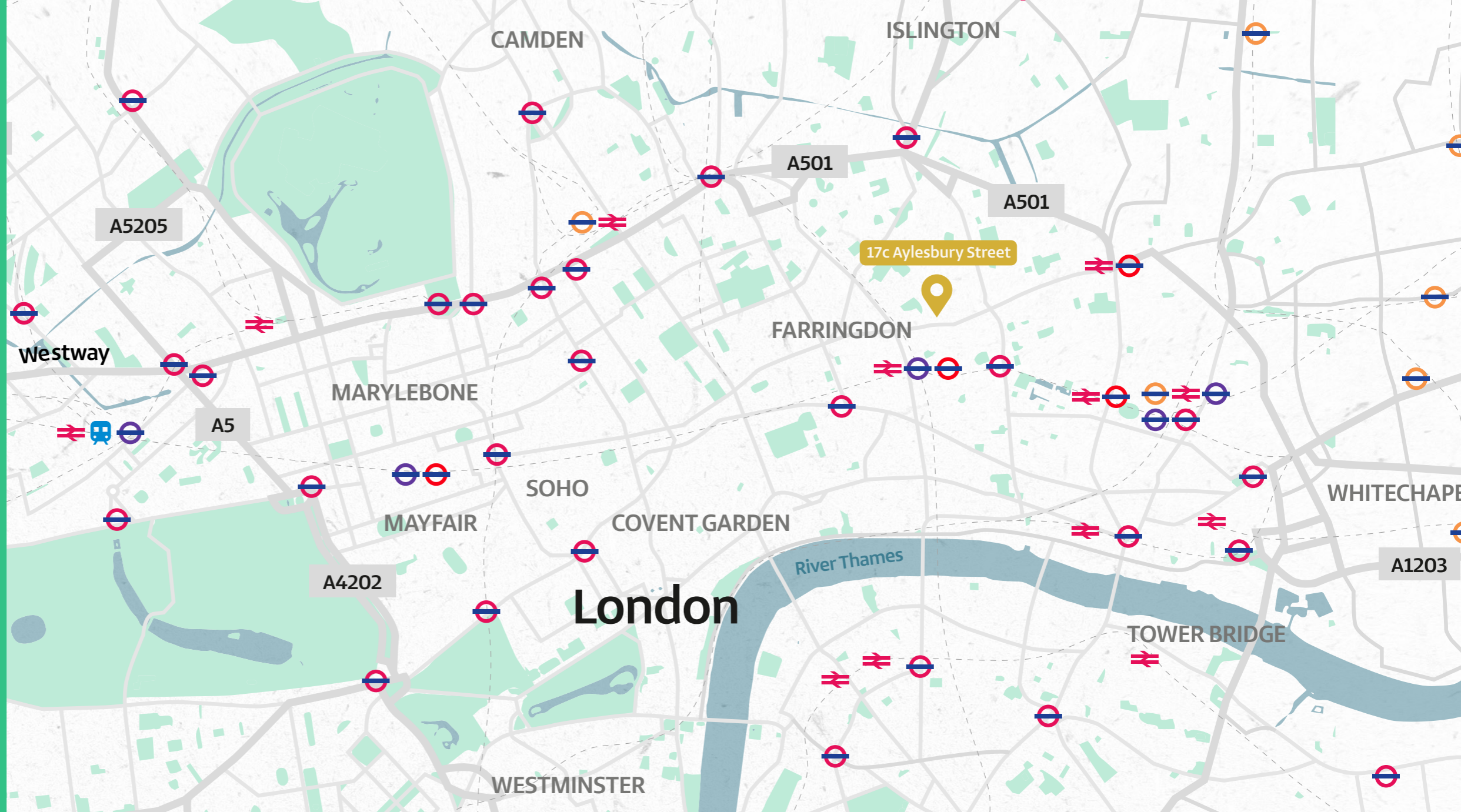
LOCATION

17c Aylesbury Street is located within the heart of Clerkenwell and Farringdon.

Clerkenwell is one of central London's most vibrant and exciting districts, located in the middle of London's world renowned tech belt and just north of the city core. Its unrivalled transport links, flourishing cultural scene and high-end retail and restaurant offer has contributed to making it the favoured location for media, technology, design and fashion office occupiers.

Clerkenwell is home to more creative businesses and architects per square mile than anywhere else on the planet, making it one of the most important design hubs in the world. As part of the 'Culture Mile' initiative, substantial public realm improvements, new green landscaped spaces and the creation of retail pop-ups and art installations have enhanced the surrounding areas and cemented Clerkenwell's status as London's home for contemporary culture.

The property is positioned a short walk from Farringdon Station at the North East corner of Clerkenwell Green at the junction with Aylesbury Street and opposite the renowned Buckley Building.



CONNECTIVITY

The building is just a few minutes' walk from Farringdon's new Elizabeth Line entrance on Charterhouse Street which opened in 2022. With the Elizabeth Line now open, Farringdon is one of the busiest stations in the UK, and the only station connected to the London Underground, Thameslink and Elizabeth Line, providing links to the City, Canary Wharf, outer London, the home counties and three of London's five airports. In addition, Crossrail has worked with Islington Council to improve the areas surrounding the station.

DESCRIPTION



The vacant freehold property is arranged over the basement, ground and three upper floors



The property is stripped out to shell and core



The property was last used as an office (Use Class E) and currently provides the following accommodation:



The property currently provides **1,690 sq ft (157.0 sq m)** of Gross Internal Area



PLANNING PERMISSION

In August 2023 planning permission was granted by Islington Council under application number P2023/1888/PRA for the change of use from use Class E (Office) to Use Class C3 (residential flat).

The planning permission gives consent for a Class E unit over basement and part ground floors with a new corridor added at ground floor with bike store. The first, second and third floors will provide residential accommodation once the development is completed.

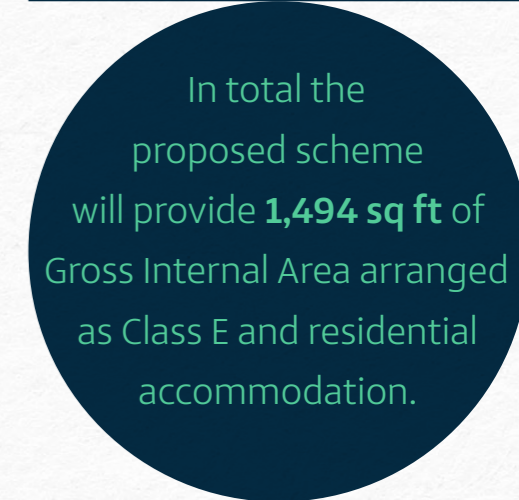
Once completed the proposed scheme will provide the following accommodation:

PROPOSED CLASS E ACCOMMODATION

	NET INTERNAL AREA		GROSS INTERNAL AREA	
	SQ FT	SQ M	SQ FT	SQ M
Ground Floor	103	9.6	129	12.0
Basment	309	28.7	342	31.8
Total	412	38.3	471	43.8

PROPOSED RESIDENTIAL ACCOMMODATION

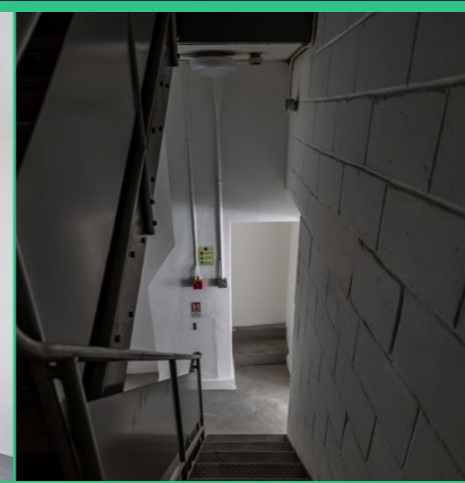
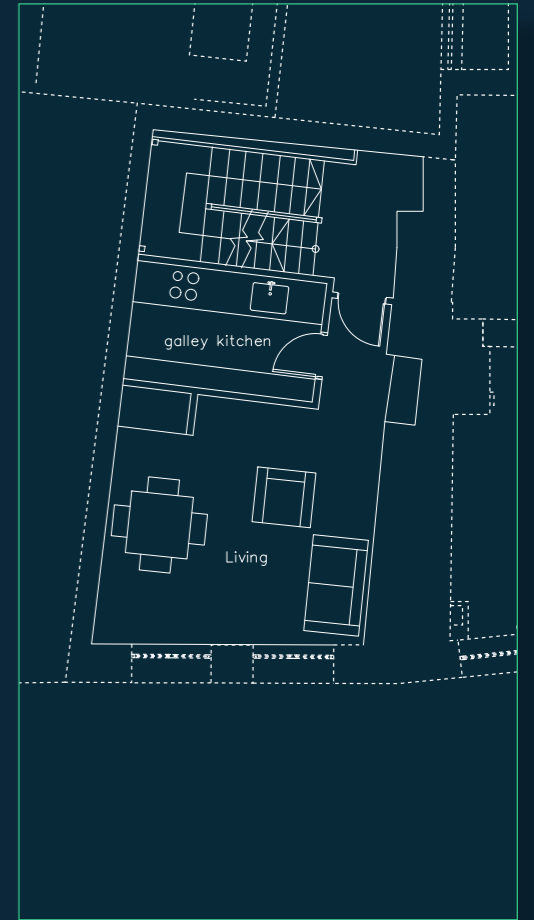
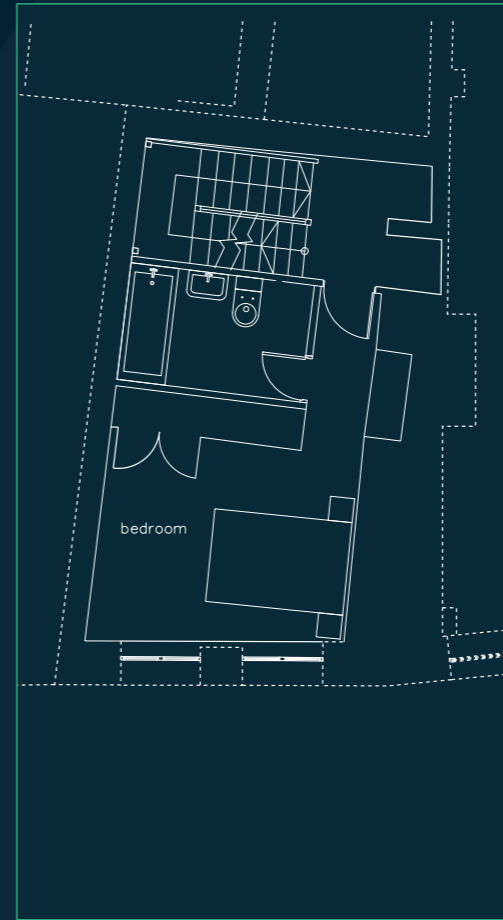
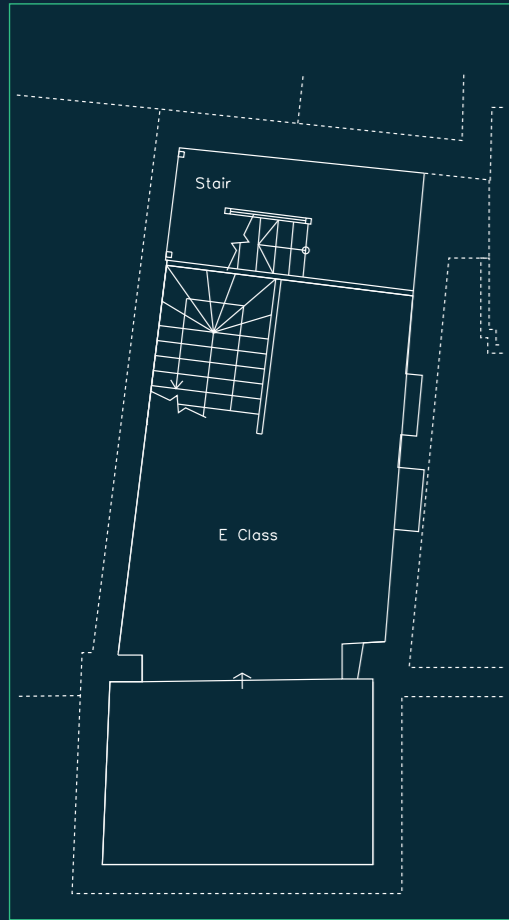
	GROSS INTERNAL AREA	
	SQ FT	SQ M
Ground Floor	137	12.7
First	284	26.4
Second	298	27.7
Third	304	28.2
Total	1,023	95.0



In total the proposed scheme will provide **1,494 sq ft** of Gross Internal Area arranged as Class E and residential accommodation.



PROPOSED FLOOR PLANS



TENURE

Freehold

PLANNING

The property is located within the London Borough of Islington.

The property is not listed but is situated in the Clerkenwell Green Conservation Area.

PROPOSAL

Offers are invited in excess of £875,000 (Eight Hundred and Seventy Five Thousand Pounds) subject to contract and exclusive of VAT.

Offers at this level reflect a Capital Value of approximately £586 per sq ft based on the Gross Internal Area of the proposed scheme.

VAT

The property is elected for VAT.

EPC

The property has an EPC rating of D.

The Energy Performance Certificate is available upon request.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition in addition to providing relevant documentation.

FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:

Dunitz & Co.
FINDING VALUE IN REAL ESTATE

James Dunitz
07980 446 454
james@dunitzandco.com

Dunitz & Co
40 Margaret Street
London
W1G 0JH

R I B

ROBERT IRVING BURNS

Nicholas Sherling
07957 167 786
nick.s@rib.co.uk

Tino Antoniou
07943 744 534
tino@rib.co.uk

Damien Field
07956 125 543
damien@rib.co.uk

RIB
19 Margeret street
London
W1W 8RR

Dunitz & Company Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of an offer or contract;
2. Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts;
3. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct however we have not carried out a structural survey and any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise;
4. No person in the employment of Dunitz & Company Ltd has any authority to make or give any representation or warranty whatever in relation to the property; and
5. The photographs show only certain parts of the property as they appeared at the time they were taken and the copyright of the same remain exclusive to Dunitz & Company Ltd.