

The Goldsmiths' Company Assay Office, 17 Greville Street, Hatton Garden, London EC1N 8SQ

Retail/Jewellery Workshop Investment in Renowned Central London Location

Lot 19

£34,000 per annum exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Assay Office	38.54 sq m (415 sq ft)	THE WARDEN AND COMMONALTY OF THE MYSTERY OF GOLDSMITHS OF THE CITY OF LONDON (1) t/a The Goldsmiths' Company Assay Office	10 years from 25/10/2016 until 24/10/2026	£34,000	25/10/2021
Basement	Workshop/Marking Room	35.38 sq m (381 sq ft)				
Total		73.92 sq m (796 sq ft)			£34,000	

(1) The Worshipful Company of Goldsmiths, more commonly known as The Goldsmiths' Company, is one of the Twelve Great Livery Companies of the City of London and received its first royal charter in 1327 (Source: thegoldsmiths.co.uk 12/11/2019). This property specialises in priority hallmarking services for small quantities of items and is conveniently sited for the local community of Hatton Garden.

(2) The lease is subject to a tenant option to determine on 25th October 2021.

Key Details

- Let to The Warden & Commonalty of the Mystery of Goldsmiths of the City of London
- 10 year lease renewal from October 2016 (subject to option)
- Between Farringdon Station and Hatton Garden, in Hatton Garden's Jewellery Quarter
- Nearby occupiers include Amazon, Warner Brothers, Saatchi and Saatchi, Deloitte, J Sainsbury Plc and retailers including Tesco Express, Boots the Chemist, JD Wetherspoon and a number of well known jewellers

Location

Miles: 0.1 miles west of Farringdon Station
0.3 miles north-east of Chancery Lane Underground Station (Central Line)

Roads: Farringdon Street, A40

Rail: Farringdon Station, Chancery Lane

Air: London City

Situation

The property is located in a thriving commercial district in Clerkenwell, approximately 1/4 of a mile north of the City of London and within easy reach of London's West End and Holborn. The area benefits from excellent communications, being close to Farringdon Tube and Rail Station (Hammersmith & City and Circle Lines) and Chancery Lane Tube Station (Central Line). Greville Street forms part of London's affluent jewellery quarter in Hatton Garden, world renowned for the trading of jewellery. The area is becoming one of London's most up and coming locations, attracting occupiers that include Amazon, Warner Brothers, Saatchi and Saatchi, Deloitte, J Sainsbury Plc and retailers including Tesco Express, Boots the Chemist, JD Wetherspoon and a number of well known jewellers. The area is to benefit from the opening of Crossrail Farringdon Station, which is located a short distance from the property.

Description

The property comprises ground floor retail accommodation with basement workshop/ancillary, which forms part of a larger six storey building.

Tenure

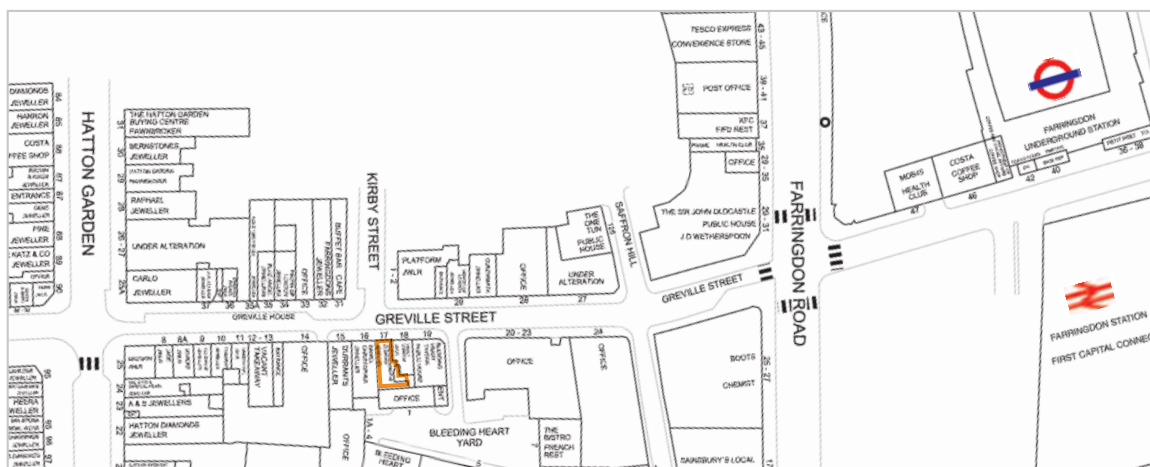
Virtual Freehold. Held for a term of 999 years from 9th January 2007 at a peppercorn rent.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk



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