

Bridge House
121 Shortmead Street
Biggleswade
Beds
SG18 0BB
Tel: 01767 312131 Fax: 01767 600277
Website: www.cliftonsproperty.com

Oakpark Business Centre
Alington Road
St Neots
Cambridge
PE19 6WA
Tel: 01480 212607
Email: info@cliftonsproperty.com



Property Consultants: Commercial Agency:
Professional: Surveying Services

INVESTMENT AND DEVELOPMENT POTENTIAL

**Woburn Walk
London WC1H 0JJ**



- **Prime period location**
- **Retail with three floors above**
- **Potential to develop upper parts**

Cliftons for themselves and for the vendors or lessors of the property whose agents they are give notice that: i. These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. ii. Cliftons cannot guarantee the accuracy of any description, dimensions or references to condition, necessary permissions for use on occupancy and other details contained therein. Prospective purchasers or tenants should not rely on them as statement of fact and must satisfy themselves as to their accuracy. iii. No employee of Cliftons has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. iv. Rents quoted in these particulars may be subject to VAT in addition. v. Cliftons will not be liable in negligence or otherwise for any loss arising from the use of these particulars.

Cliftons is a trading name of Wakefield, Clifton & Beale Ltd. Registered Office 46A High Street, Olney, Buckinghamshire MK46 4BE
A list of directors and chartered surveyors is available from the registered office.
Company Registration No. 3445835

Woburn Walk London WC1H 0JJ

LOCATION

The property is well placed just to the south of Euston Road putting it within a few minutes walk of the underground Euston Square and also Euston and Kings Cross mainline railway stations.

DESCRIPTION

The property is a Grade II * listed building which has been used in a number of film set locations. The thoroughfare is pedestrianised allowing a pleasant character location.

The retail space at ground level comprises two single and one double shop units income producing.

The ground floor entrance to the offices is shared and provides stairway access to the upper parts.

The upper parts provide three floors of vacant accommodation allowing flexibility to occupying as a whole or to develop into apartments.



Top floor

ACCOMMODATION

Retail:	Shop 7:	280sq.ft	(26.0sq.m)	VACANT
	Basement:	131sq.ft	(12.24sq.m)	
	Shop 1:	Similar tenanted.		
	Shop 3 & 5:	Double unit tenanted.		
Offices:	First Floor:	Four individual rooms	954sq ft	(88.62sq.m)
	Second Floor	Five individual rooms	922sq ft	(85.65sq.m)
	Top Floor	Open plan single area	599sq ft	(55.75sq m)

SERVICES

Mains electricity, water and drainage are connected.

Woburn Walk London WC1H 0JJ

PLANNING

The upper floors achieved planning for four apartments which has lapsed, but it is considered reinstating the planning would be possible and layouts and details can be provided.

TENURE

The shops have an existing rental stream with the opportunity to increase the existing rents. The upper parts are currently vacant and could be re let or developed.

Interest is invited for the freehold.

EPC

Available on request

LEGAL COSTS

Each party to bear their own legal costs.

VAT

Any figures quoted are exclusive of VAT which will be payable at the prevailing rate

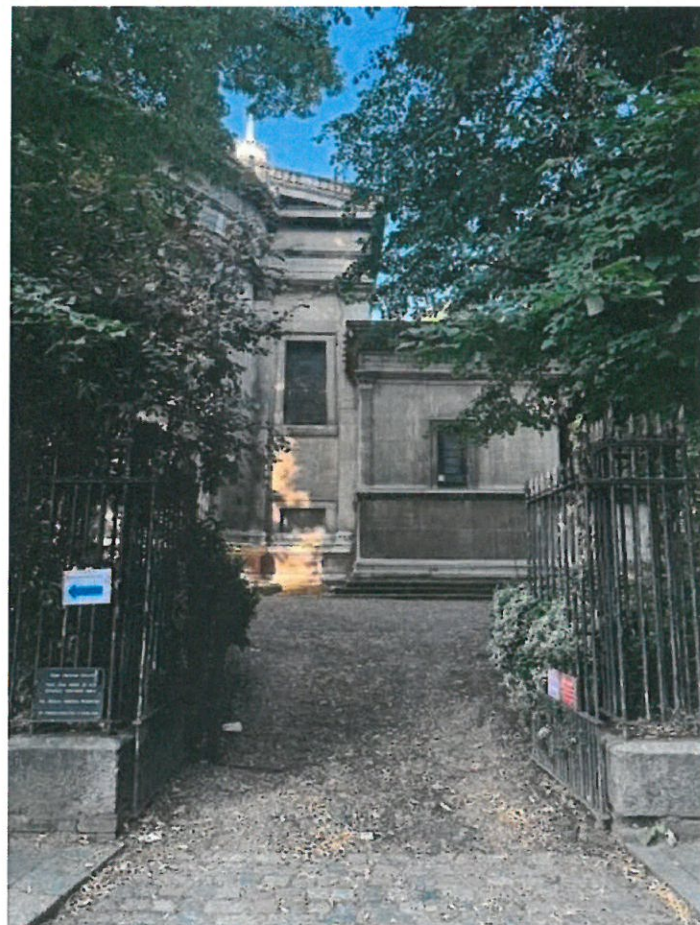


VIEWING

Strictly by access arranged through the Agents: Cliftons 01767 312131 or 600111.



Woburn Walk London WC1H 0JJ



Woburn Walk London WC1H 0JJ

