

**119 Charterhouse Street**  
**Farringdon**  
**EC1M**

**Winkworth**

Development & Commercial Investment

**MIXED USE INVESTMENT OPPORTUNITY**



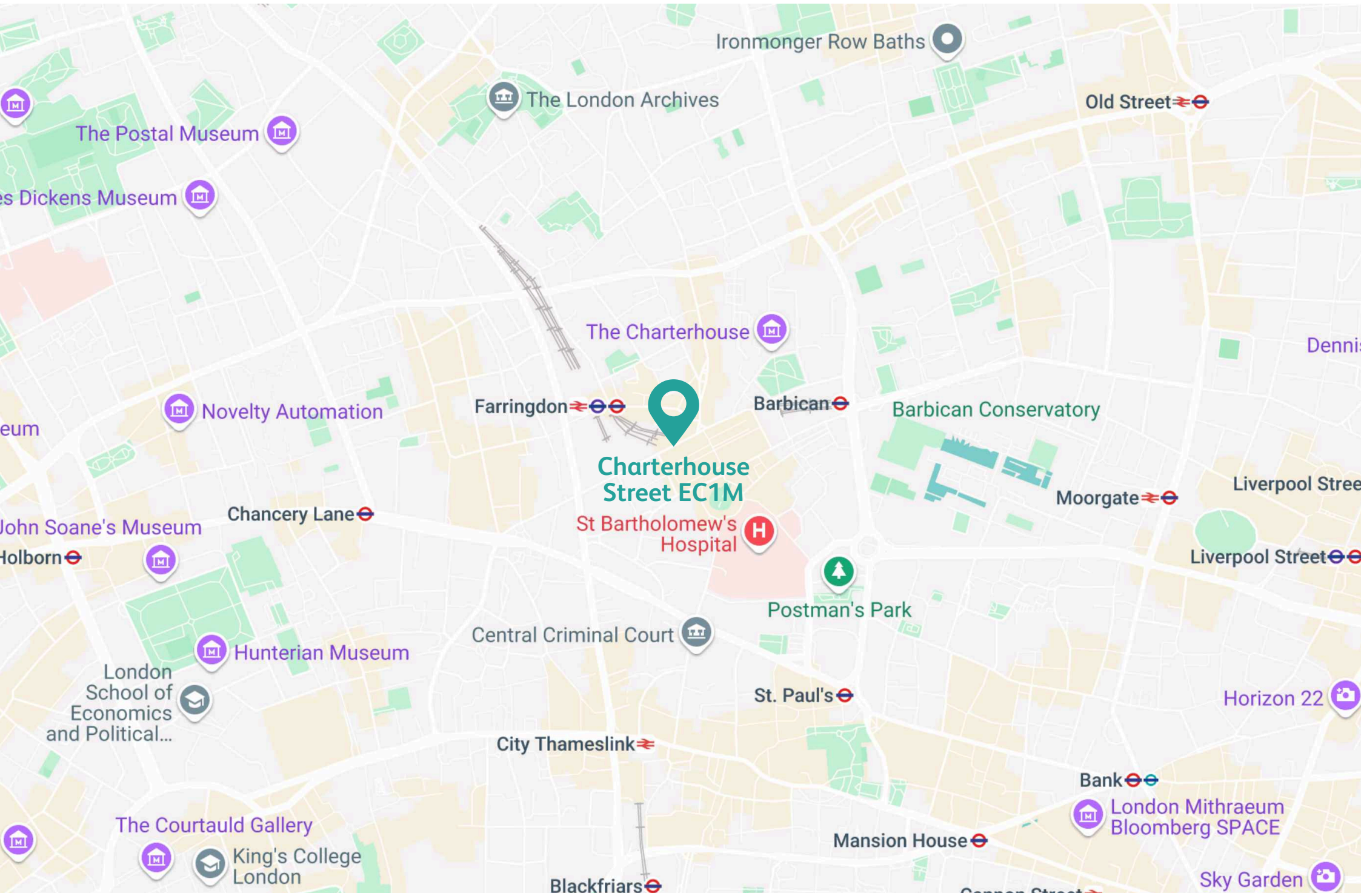
For Sale – Prime Mixed Use Building of interest to Occupiers & Investors



# Executive Summary

**An exceptionally rare opportunity to acquire a significant Mixed Use Freehold building almost equidistant from both Farringdon & The Barbican.**

- Superbly positioned a moment from Smithfield Market & Charterhouse Square.
- The existing property comprises a single freehold tenure (Use Classes 'E' and 'C3'). The combined 5 storey building measures in excess of 3,500 sq.ft. / 325 sq.m. Of this square footage, 1,515sqft (141sqm) consist of residential (C3) floorspace excluding the large rear roof terrace.
- The Property is currently used as a Commercial Architects showroom with a self-contained Residential property and roof terrace on the upper levels.
- Subject to the occupying tenancies. Further Details available on Request.
- Offers are invited for the Freehold interest by private treaty in accordance with the Guide Price issued.



Ironmonger Row Baths

The London Archives

Old Street

The Postal Museum

Dickens Museum

The Charterhouse

Farringdon

Barbican

Barbican Conservatory

Charterhouse Street EC1M

St Bartholomew's Hospital

Moorgate

Liverpool Street

John Soane's Museum

Chancery Lane

Holborn

Liverpool Street

London School of Economics and Political...

Hunterian Museum

Central Criminal Court

Postman's Park

St. Paul's

Horizon 22

The Courtauld Gallery

City Thameslink

Bank

London Mithraeum  
Bloomberg SPACE

King's College London

Mansion House

Blackfriars

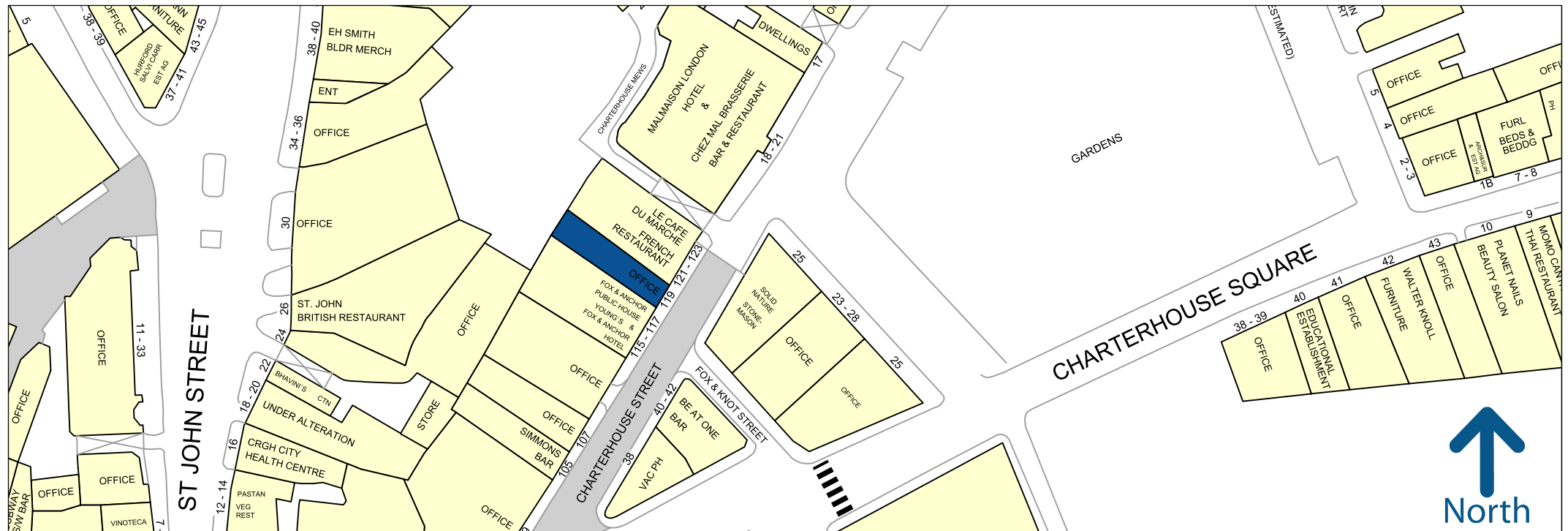
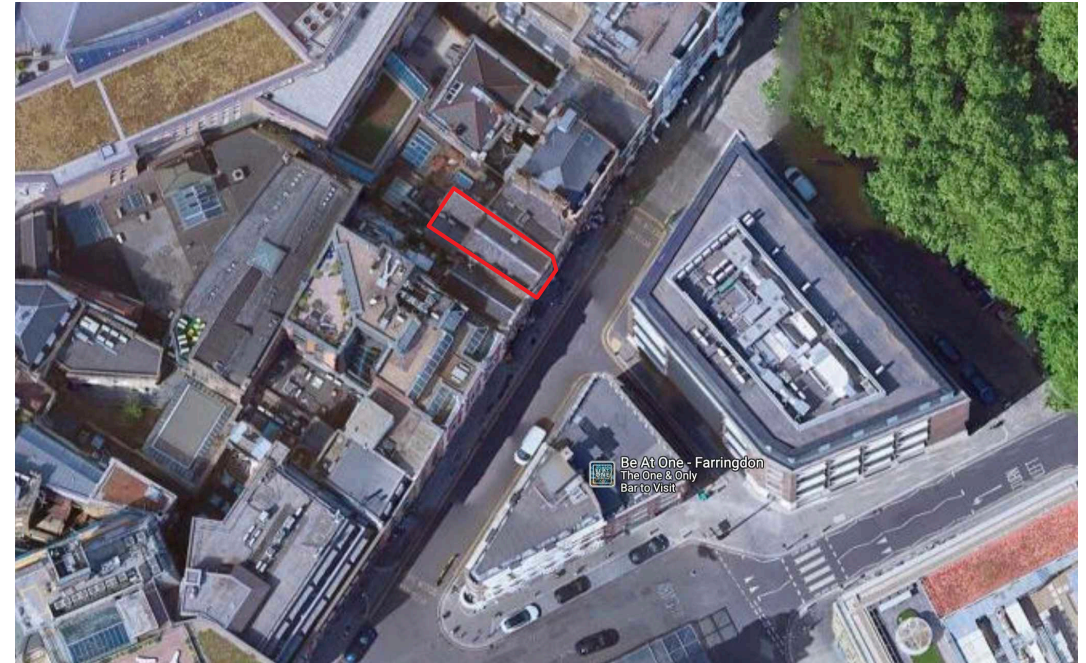
Sky Garden

# THE PROPERTY

Number 119 Charterhouse Street is an utterly charming flat-fronted period building that demonstrates both great architectural merit and obvious street presence. The property enjoys a mid-terrace position along the parade which comprises an unusual and varied mix of occupying commercial tenants and residential apartments to upper floors, resulting in a strong sense of local community.

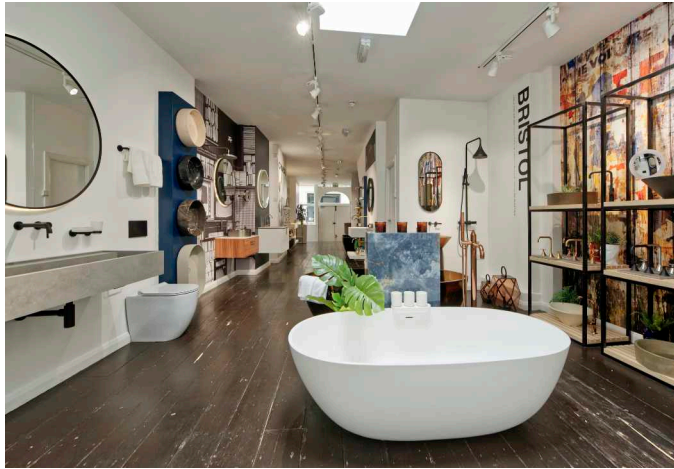
Furthermore, this particular road presents itself as an immediate 'hidden gem' by way of its close proximity to the 'hustle and bustle' of Smithfield and yet its discreet position tucked away as an access route to the private and impeccable Charterhouse Square.

We have inspected the spaces thoroughly, and the building is arranged across five floors which can broadly be described as follows:-



# COMMERCIAL SPACE

A Ground / Basement level Commercial Showroom / Office Space currently occupied by a tenant. These areas enjoy the presence of a striking main entrance which leads into a vast and superbly appointed showroom space of great ceiling height and considerable depth, culminating in a semi-open office area to the rear with large skylight above.

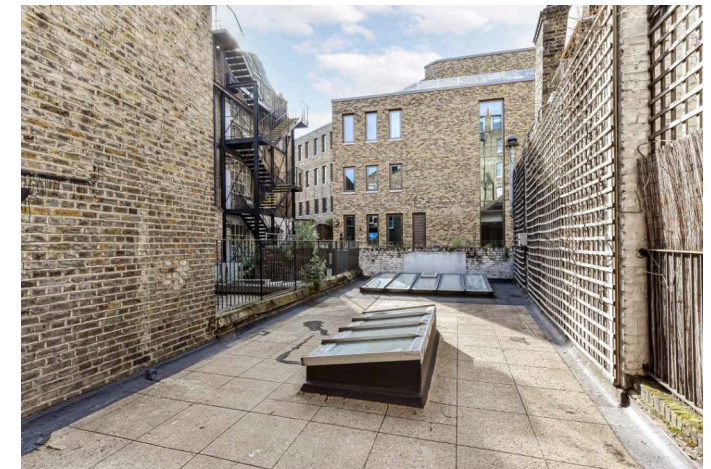


An internal staircase leads down to a more secondary Showroom environment which has been extensively re-modelled by the existing tenant to provide a similarly large area for presentations, a washroom, good levels of natural light by virtue of the double height rear space and an all-round sense of class that is a testament to the refurbishment works that have been undertaken.



# RESIDENTIAL UPPERS

The upper three floors of the property are accessed via their own private street entrance and comprise a fabulous and sprawling residential triplex apartment. The property has been subjected to a sensitive and high-grade refurbishment programme and now offers a wonderful set of free-flowing spaces across each floor with a grand first floor reception room, large kitchen, three bedrooms and two bathrooms. The absolute gem of this particular apartment is the vast and engaging roof terrace that is accessed directly off the kitchen and measures an impressive 43 feet.



# THE LOCATION

This specific unbroken Freehold property enjoys a Charterhouse Street address but in many ways boasts a vastly superior location being almost upon the entrance to the revered Charterhouse Square. The property benefits from some quirky numbering as the main road stretches across the front of Smithfield Market and yet these few buildings tuck themselves away somewhat neatly, creating a quiet and stimulating environment that is both good for business and for modern city living.

The property is set in a fabulous location in the heart of the city and boasts close proximity to transport links and amenities as well as historical landmarks such as Smithfield Market, The Barbican and St Pauls Cathedral.

This immediate locale is also occupied by several of the most prominent chains and occupiers including Gails, Pret a Manger and Paul alongside a number of local legends including Brutto, St John and Le Café du Marche.

Transport links are unparalleled with every corner of the capital within easy reach via numerous Train, Tube and Bus Routes. Further to this Heathrow is within a 36 minute train journey from Farringdon via the newly completed Elizabeth Line.



## Transport Links

### Farringdon station

Elizabeth Circle Hammersmith & City Metropolitan lines, Thameslink Zone: 1

### Barbican station

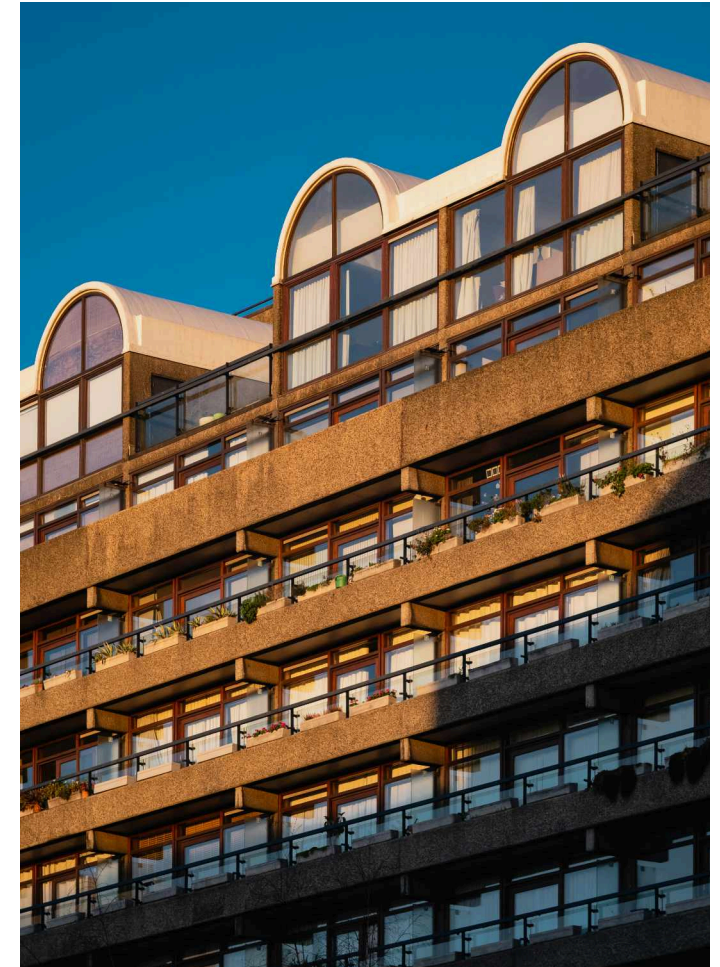
Hammersmith & City Circle Metropolitan lines, Zone: 1

### Moorgate station

Northern line, Great Northern Zone: 1

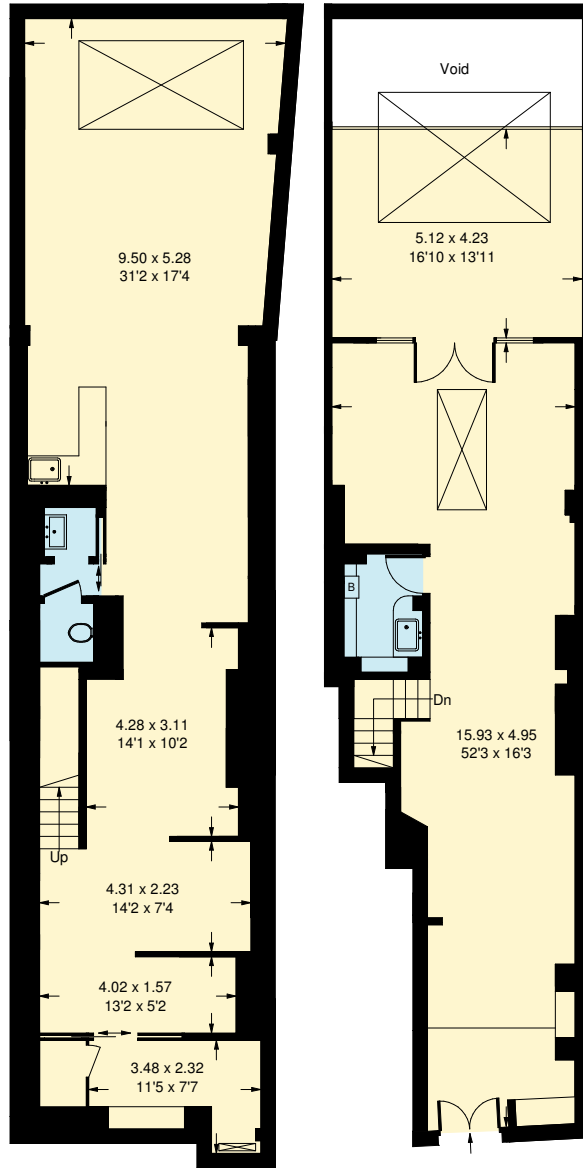
### St Pauls station

Central line, Zone: 1



# Charterhouse Street, EC1

Approx. Gross Internal Area  
 Commercial = 186.1 sq m / 2003 sq ft  
 Residential = 140.75 sq m / 1515 sq ft  
 Total = 326.85 sq m / 3518 sq ft  
 (Excluding Void)

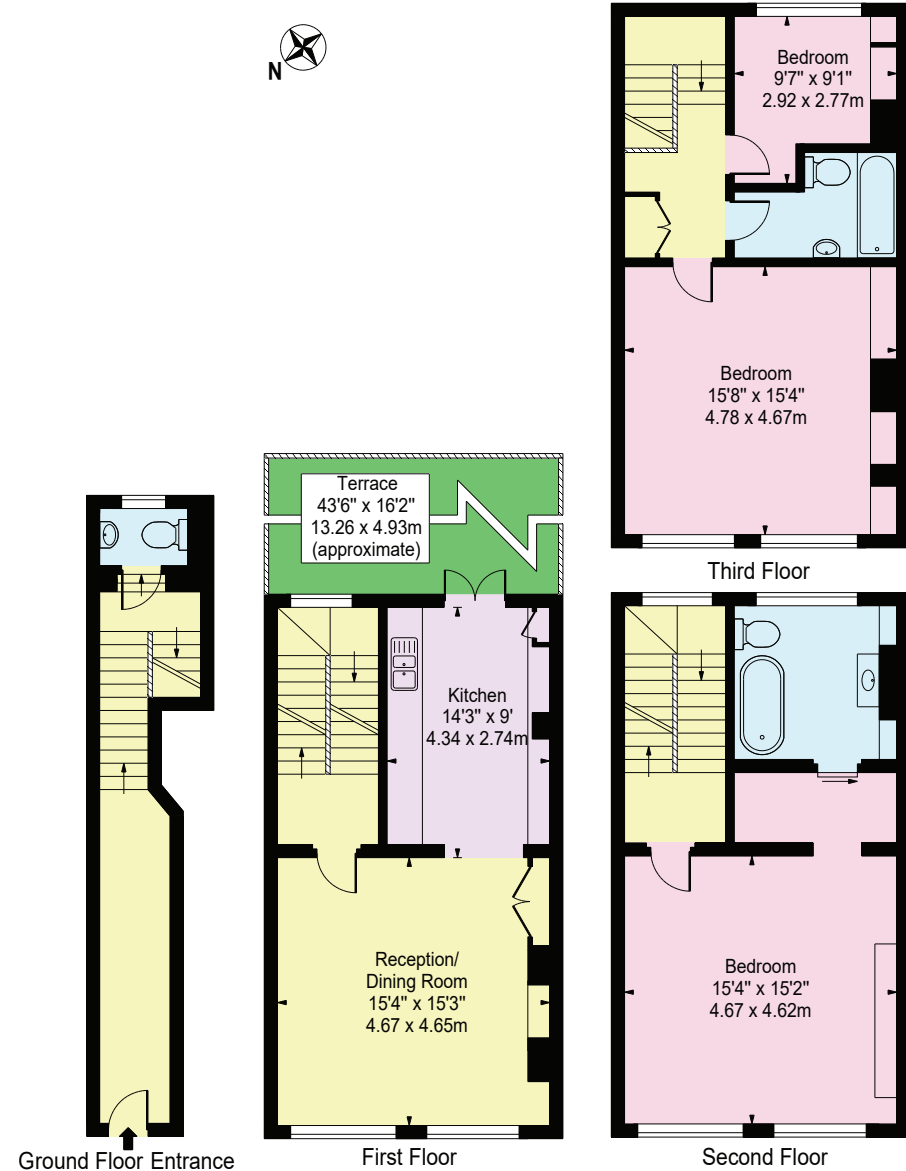


Lower Ground Floor

Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

Approx. Gross Internal Area 1515 Sq Ft - 140.75 Sq M



Ground Floor Entrance

First Floor

Second Floor

Third Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## LEGAL TITLE & TENURE

The Freehold Title is as follows:-

119 Charterhouse Street (Title Number: LN81388)

This is being sold on the basis of retention of the occupying commercial tenancy and with full vacant possession of the residential uppers all upon completion of legal formalities.

The commercial lease is detailed as follows:-

A lease outside of the Landlord & Tenant Act 1954 to Saniplex Limited for a term of 3 years from 15<sup>th</sup> November 2022 until 16<sup>th</sup> October 2025 at a rent of £45,000 per annum. There is a mutual option to break the lease on 17<sup>th</sup> October 2024. There is an opportunity for the Landlord to increase the rent to £49,500 at the review date.

## SERVICES

It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for any proposed development.

## AML

The purchaser will be required to provide the necessary information to satisfy AML requirements.

## VIEWINGS

The properties may be inspected internally strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

## EPC

These are available to view upon request.

## VAT

To be confirmed.

## METHOD OF SALE

The Property is For Sale by Private Treaty at a 'GUIDE PRICE': £2,300,000



# Contact Us Details

**Winkworth**

Development & Commercial Investment

## FURTHER INFORMATION

Should you wish to arrange an inspection or require further information, please contact the sole selling agents:

### **Winkworth Development & Commercial Investment**

#### **Adam Stackhouse**

*Development & Investment*

+44 7889 510036

+44 20 7355 0285

[astackhouse@winkworth.co.uk](mailto:astackhouse@winkworth.co.uk)

#### **Chris Ryan**

*Development & Investment*

+44 7385 413368

+44 20 7355 0285

[cryan@winkworth.co.uk](mailto:cryan@winkworth.co.uk)

### **Winkworth Clerkenwell**

#### **Dominic Fletcher**

*Clerkenwell Sales*

+44 20 7405 1288

[clerkenwell@mwwinkworth.co.uk](mailto:clerkenwell@mwwinkworth.co.uk)

### **Winkworth Developments & Commercial Investments**

**Head Office: 13 Charles II Street, St James's, London SW1Y 4QU**

*Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.*