



SITUATION

Located to the south of Fleet Street close to the junction with Bouverie Street and being within close proximity to the City, Covent Garden, Holborn and the West End as well as Temple and the Courts of Justice. Blackfriars Station (Circle and District Lines plus National Rail), Temple Underground Station (Circle and District Lines) and Chancery Lane Underground Station (Central Line) are all within ½ mile of the property.

PROPERTY AND ACCOMMODATION

Comprising the **Roof Covering and the Air Space** above an existing four storey residential building consisting of 9 Self-Contained Flats.

VAT is NOT payable in respect of this Lot

**Roof Covering
& Air Space with
Planning for 2 Flats**

The Surveyors dealing with this property are **ELLIOTT GREENE** and **STEVEN GROSSMAN**

TENURE

Leasehold for a term of 999 years from 1st January 2000 at an initial ground rent of £1,000 p.a. doubling every 25 years for the first 100 years.

Offered with FULL VACANT POSSESSION

PLANNING

Planning Permission was granted on 23rd January 2014 by the City of London (Tel: 020 7332 1795) for the 'Erection of a one and two storey roof extension to form two flats (Use Class C3) (166 sq.m.)' (Planning ref No. 13/01033/FULL).

According to the approved plans, once constructed the flats will provide the following accommodation:

Flat 10 (Fifth Floor) – Open Plan Living Room/Kitchen, 2 Bedrooms each with En-Suite Shower Rooms, separate Bathroom/WC and 269 sq ft Outside Terrace.

Total GIA Approx. 1,162 sq ft plus Terrace.

Flat 11 (Sixth Floor) – Open Plan Living Room/Kitchen, 1 Bedroom with En-Suite Shower Room, separate WC and 495 sq ft Outside Terrace.

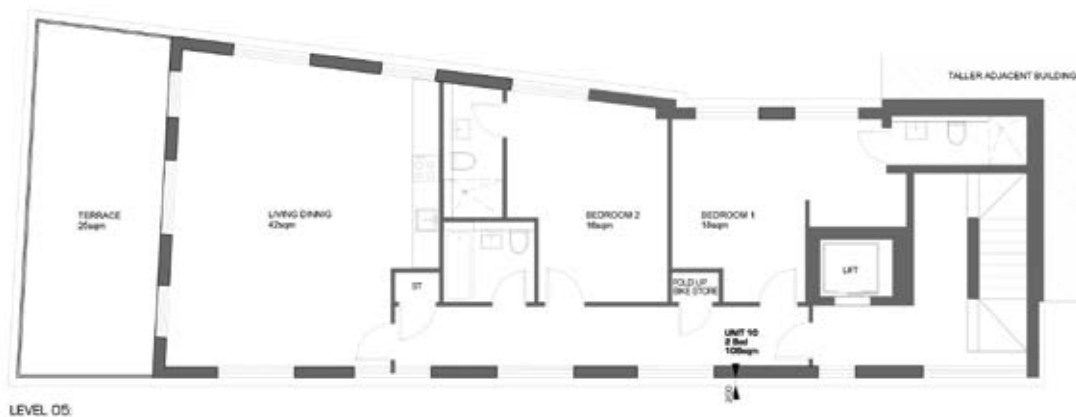
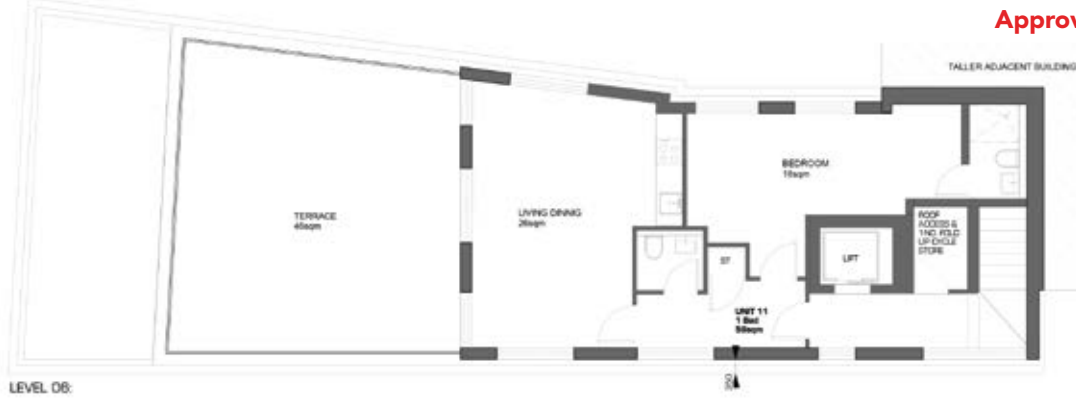
Total GIA Approx. 624 sq ft plus Terrace.

Planning Permission documentation available from Auctioneers.

Note: The 999 year lease includes Freeholder's consent to carry out the works subject to specified requirements - Refer to lease in legal pack.



Approved Floor Plans



VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts