



**OFFICE AND RESI BUILDING FOR SALE**

# FOR SALE

Burton Street, WC1H 9BY

**Office, Residential**

**2,844 sq ft**

(264.22 sq m)

Of interest to owner occupiers + investors -  
A mixed use development comprising 2  
studio offices along with residential ground  
rent income

- Award winning development
- 2 modern self contained offices
- Occupied on 3 month terminable licenses
- 12 residential ground rents
- Total net income of £142,560 PA
- 2 parking spaces
- Convenient location midway between King's Cross and Euston

# Tiger House, Burton Street, London, WC1H 9BY

## Summary

Available Size	2,844 sq ft
Price	Offers in excess of £2,000,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Description

A rare opportunity to purchase an income producing investment that comprises 2 modern, studio offices occupied under short term licences thereby providing an owner occupier with the opportunity of taking early possession.

Current net income for the offices is £142,560 PA.

The offices are within a secure courtyard environment with both internal and external staircases allowing a fully self contained, duplex office with its own showers, private garden and 2 car parking spaces.

The development includes 12 residential properties that have been sold off on long leases that provide an income of £4,950 PA.

## Location

Situated on Burton Street which is a short walk to both King's Cross and Euston Stations and with the historic Woburn Walk on its doorstep.

Burton Street is mainly occupied by Georgian and Regency terraces that are predominantly occupied by residential properties.

Despite it being very close to Euston Road, is it a quiet and discreet location.

## Accommodation

The accommodation comprises the following floor area

Name	sq ft	Price
Unit - Ground + 1st floor offices	2,844	£2,000,000

## Terms

A head lease interest expiring on 21 March 2146 is being sold subject to the existing sub tenancies.

Therefore, some 120 years remains.

## Tenancies

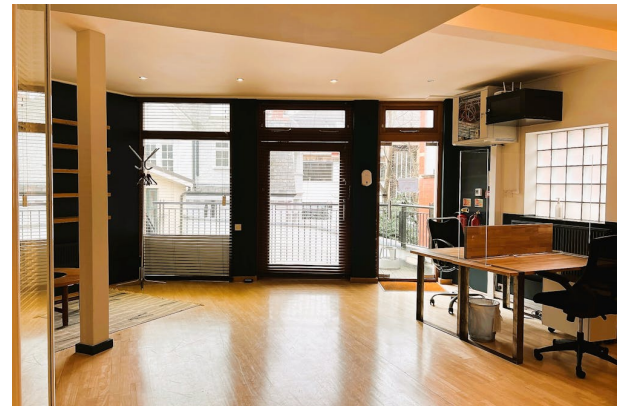
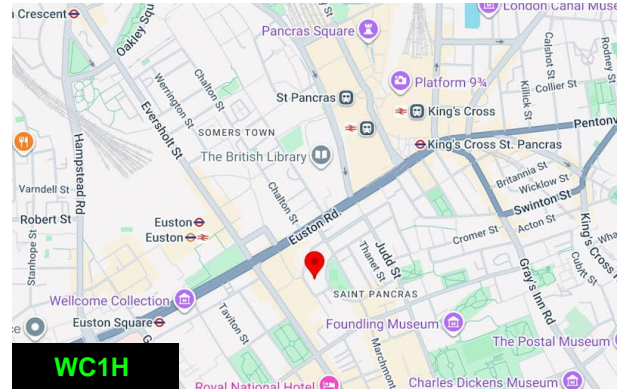
Download the tenancy schedule

## Inspections

Via Ashurst Real Estate, the vendor's sole agent

## Dedicated website

Visit this property's dedicated website so see further information, photos, floor plans etc.



## Viewing & Further Information

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