

**WILTSHIRE  
DANIELS**

CONNECTING PEOPLE TO  
PROPERTY SINCE 1985



\*First time on market for 30 years\*

**ATTRACTIVE SELF CONTAINED  
RETAIL AND OFFICE BUILDING  
FOR SALE**



**9 ST CROSS STREET  
LONDON EC1**

**LOCATION**

The property is located on the south side of St Cross Street, close to its junction with Hatton Garden. Farringdon and Chancery Lane stations are nearby, providing access to the Metropolitan, Circle, Central and over ground lines. There are a wide variety of shops and restaurants in the immediate vicinity.

**ACCOMMODATION**

This attractive building is arranged over five floors having the following approximate net internal floor areas:

Basement	325 sq ft
Vaults	120 sq ft
Ground floor	280 sq ft
First floor	500 sq ft
Second floor	350 sq ft
Third floor	355 sq ft
<b>TOTAL</b>	<b>1,930 sq ft</b> (179.3 sq m)

Gross internal areas are as follows:

<b>Existing</b>		<b>Proposed</b>	
Lower Ground	614 sq ft	Lower Ground	614 sq ft
Ground floor	581 sq ft	Ground floor	667 sq ft
First floor	576 sq ft	First floor	635 sq ft
Second Floor	366 sq ft	Second Floor	452 sq ft
Third Floor	388 sq ft	Third Floor	388 sq ft
<b>TOTAL</b>	<b>2,525 sq ft</b> (234.6 sq m)	<b>TOTAL</b>	<b>2,756 sq</b> (256 sq m)

**AMENITIES**

- \* Self-contained
- \* Window frontage
- \* Just off Hatton Garden
- \* Rear courtyard

**PLANNING**

Planning consent for additional space and reinstating the front access stairs expired on 6<sup>th</sup> August 2022.

The property lies within the Hatton Garden Conservation Area.

**TENURE**

Freehold

**QUOTING PRICE**

Offers sought in excess of £1.5M

**RATES**

RV £46,790

**VIEWING**

By appointment through sole agents Wiltshire Daniels  
Contact Daniel Isaacs on 020 7529 5559  
Email: [dbi@wiltshiredaniels.com](mailto:dbi@wiltshiredaniels.com)

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

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## St. Cross Street, EC1

Approximate Gross Internal Area 232 sq m / 2497 sq ft  
(Excluding Vaults 12 sq m / 129 sq ft)



Second Floor

Third Floor



Lower Ground Floor

Ground Floor

First Floor

Floor Plan produced for Wiltshire Daniels by Mays Floorplans ©. Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable



## St Cross Street proposed floor plans with lapsed consent

