



FREEHOLD BUILDING FOR SALE

34 BLOOMSBURY WAY
LONDON WC1A 2SA

COMMERCIAL E CLASS USE
OF INTEREST TO OWNER OCCUPIERS,
INVESTORS & DEVELOPERS

3,627 SQFT GROSS INTERNAL AREA

RIB

ROBERT IRVING BURNS

ANDREW
REEVES

Commercial Property

KEY POINTS

- Freehold
- GIA 3,627 sqft (NIA approx. 2,835 sqft)
- Arranged over lower ground, ground and three upper floors
- Attractive accommodation with high ceilings and good natural light throughout
- Comfort cooling throughout (not tested)
- Class E use (currently used as offices)
- The property is within the Bloomsbury Conservation Area. The property is not listed
- Occupied on short flexible leases including two telecoms leases
- Telecoms equipment occupy a small storage area (no aerials)
- Total passing rent £57,017 pa
- Total income including fixed service charges £65,657 pa
- Occupational Vacant Possession is available upon 3 months notice



LOCATION

34 Bloomsbury Way is located in the heart of Central London at the borders of Bloomsbury, Holborn and Covent Garden. The London Underground stations of Holborn, Tottenham Court Road, Russell Square and Covent Garden are all a short walk away. The British Museum is just around the corner.

CROSSRAIL

Tottenham Court Road has undergone a major transformation in recent years. It is now one of London's busiest stations being the interchange between the Northern, Central and the new Elizabeth lines with more than 170,000 passengers passing through the station every day.



DESCRIPTION

A charming Victorian terraced building arranged over lower ground, ground and three upper floors currently being used as offices. Most rooms benefit from original period features.

The ground floor comprises adaptable accommodation with a large rear meeting room. The upper floors have good natural light and high ceilings. The basement includes good quality office-style accommodation with a kitchen. The basement has pavement vaults which have been tanked and provide good quality storage space.

FLOOR AREAS & TENANCY SCHEDULE

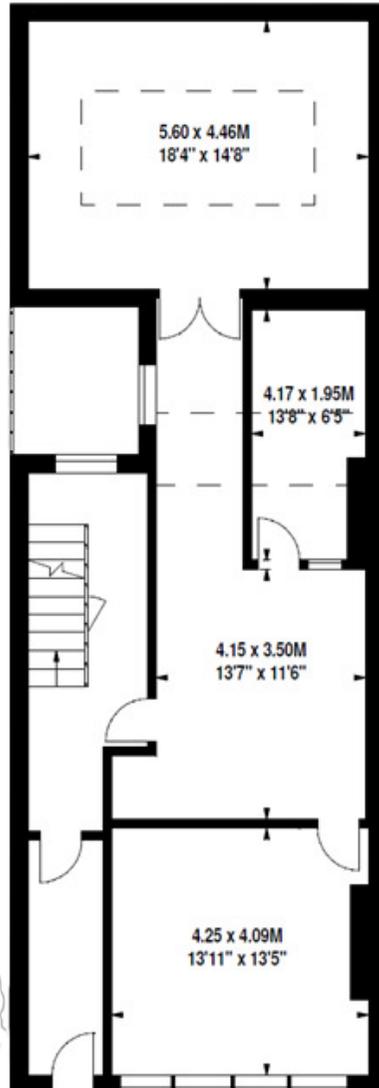
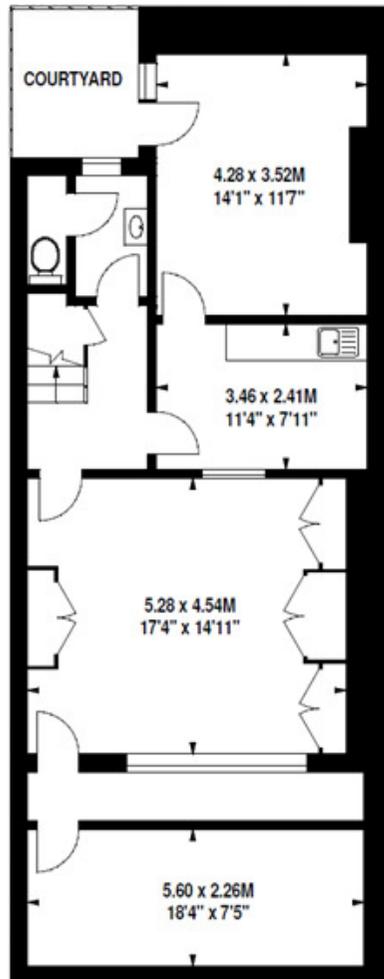
Floor	Tenant	Start Date	Expiry Date	Rent £pa	GIA SQFT	NIA SQFT	Fixed Service Charge £pa	Notes
Lower Ground	Owner Occupied				909	680		
Lower Ground Telecoms	Vodafone Telecoms	04/12/2015	03/12/2025	£2,750			£275	The lease has expired and the tenant is holding over
Lower Ground Telecoms	Telefonica Telecoms	10/07/2010	09/07/2025	£3,500			£525	Landlord can terminate contract on 12 months notice, or 6 months after expiry
Ground	Owner Occupied				969	781		
First	Fluent2 Ltd	01/12/2021	See notes	£10,000	583	458	£1,500	Licence with mutual break subject to 3 months written notice
Second	Fluent2 Ltd	20/10/2020	19/10/2023	£40,767	583	458	£6,340	Currently let on a single Tenancy at Will at the same rent and fixed service charge contribution
Third					583	458		
Total				£57,017	3,627	2,835	£8,640	

Note: The above information has been provided to us and interested parties should verify this information as part of their due diligence.

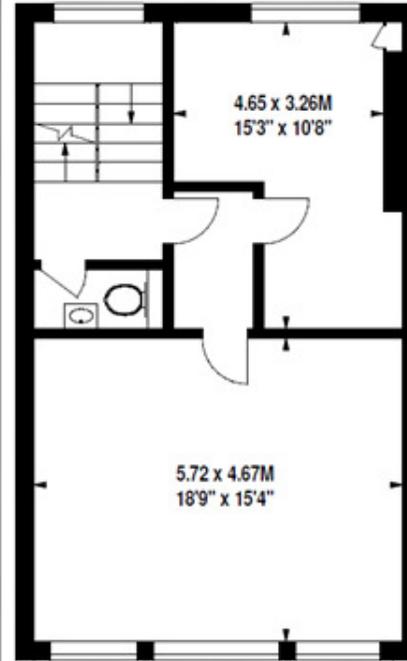
FLOOR PLANS

APPROXIMATE GROSS INTERNAL AREA 337 SQM | 3,627 SQFT — FOR INDICATIVE PURPOSES ONLY

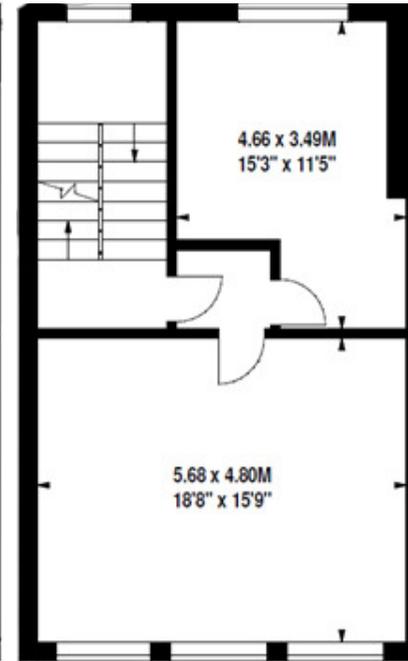
LOWER GROUND FLOOR
909 GIA SQFT



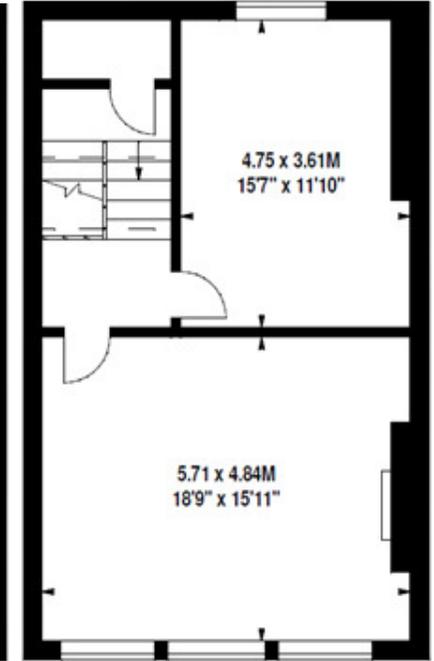
GROUND FLOOR
969 GIA SQFT



FIRST FLOOR
583 GIA SQFT



SECOND FLOOR
583 GIA SQFT



THIRD FLOOR
583 GIA SQFT

PLANNING USE

The property has Class E Use.

RATEABLE VALUE

The Rateable Value is £96,000. All interested parties should verify this during their due diligence.

SCOPE FOR REDEVELOPMENT

The property would suit being refurbished and rearranged to maximise the usable area. Class E provides for various alternative uses, including retail, medical, fitness, showroom, educational and other former D1 uses. The occupational leases are all flexible and Vacant Possession is available, subject to contract.

EPC

Available upon request.

LEGAL COSTS

Each party is to bear their own.

TENURE

Freehold. Title Number – NGL421108

PRICE

£2,100,000 (Two Million, One Hundred Thousand Pounds)

VAT

The property is not elected for VAT.

Misrepresentation Act. 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but we cannot guarantee the accuracy. October 2023

CONTACT

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