

### FOR SALE: PROMINENT FREEHOLD BUILDING 27 RED LION STREET, LONDON WC1R 4PS



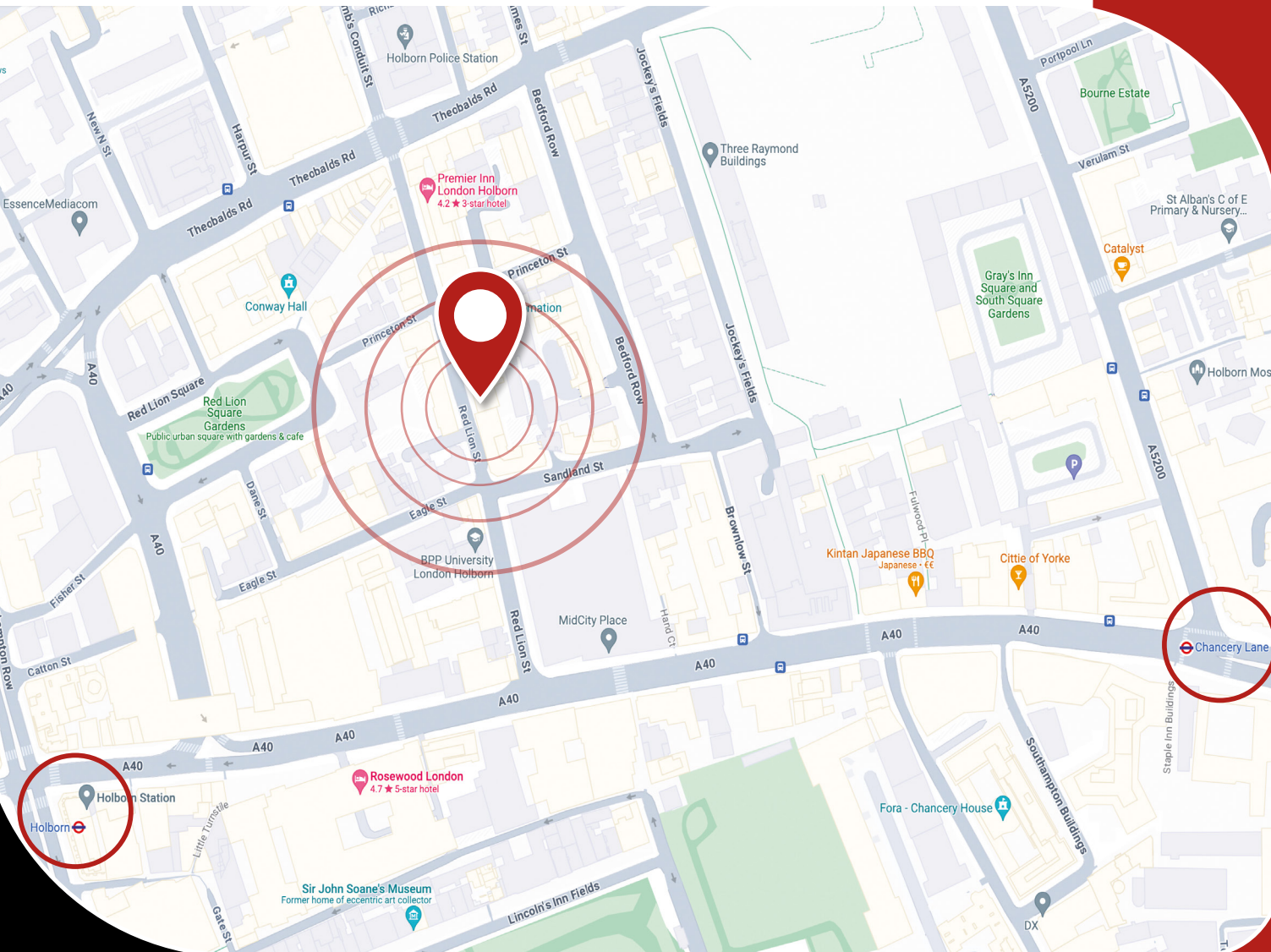
Of interest to developers, property companies & investors an exceptionally well located mixed used building a short distance from Lincoln's Inn Fields

**2,722 sq ft**

- Well-located mixed-use opportunity in the heart of central London
- Rarely available freehold first time on the market in a generation
- A building with development potential – scope to add at least one additional floor (subject to planning)
- Within close proximity to a variety of restaurants, bars & cafes
- Within easy reach of Holborn and Chancery Lane underground stations (Central Line) and King's Cross, St Pancras stations

Subject to Contract

**breckergrossmith.co.uk**  
**020 7486 3531**



### LOCATION:

The building is well located off High Holborn with excellent transport links in very close proximity, as well as a good range of restaurants, bars and retailers.

Holborn (Central & Piccadilly lines) and Chancery Lane are both within short walking distance. Farringdon Station (Circle, Hammersmith & City, Metropolitan lines & Thameslink) is also close by.

**SUBJECT PROPERTY:**

The subject property comprises a four-storey building of masonry construction. The accommodation is arranged as a commercial restaurant over basement and ground floors with capacity for c40 covers. The upper parts are divided into three residential units. 1 x 2 bed and 2 x 1 bed flats.

**DEVELOPMENT POTENTIAL:**

The property offers the potential for development opportunities as a new owner could add an additional upper floor (subject to receipt of the necessary planning consent).

**FLOOR AREAS:**

(subject to measurement survey)

LEVEL	SQ FT
Third floor: (residential use)	431
Second floor: (residential use)	464
First floor: (residential use)	470
Ground floor (commercial space):	715
Basement & Misc. (commercial space):	642
<b>TOTAL:</b>	<b>2,722</b>

**TENURE:**

Freehold, subject to the commercial lease of the basement and ground floor and the residential AST agreements for the three flats.

**LEASE TO MR. SHAUN XUN GUO t/a HE RESTAURANT**

Ground Floor and Basement - A Lease inside the provisions of the 1954 Landlord & Tenant Act Part II (as amended) has been granted to Mr. Shaunxun Guo t/a HE Restaurant at a rent of £50,350 per annum for a term of 16 years from 24 June 2022 until 23 June 2038. A rent review is scheduled on 24th June 2026 and every four years thereafter until 2038.

**RESIDENTIAL AST AGREEMENTS**

First floor – Flat 1: currently U/O (references being taken) – 12 month AST to expire 16/01/2025: monthly rent £2,123.

Second floor – Flat 2: 12 month AST to expire 16/07/2024: monthly rent £1,950.

Third floor – Flat 3: 12 month AST to expire 4/07/2024: monthly rent £2,200

**PRICE:**

Offers in the region of £2,300,000 are sought.

**BUSINESS RATES / COUNCIL TAX:**

Interested parties are to make their own enquiries with the London Borough of Camden.

**LEGAL COSTS:**

Each party will be responsible for their own legal and professional costs / fees incurred during a transaction.

### USE:

Interested parties are to make their own enquires as to the use of the property. The ground floor has existing E Class use (Commercial Business & Service). The upper parts of the property provide residential accommodation with 3 self-contained flats.

### VIEWINGS:

Viewings by appointment only through Brecker Grossmith:

PHIL RICHARDS MRICS: E-MAIL: phil@breckergrossmith.co.uk

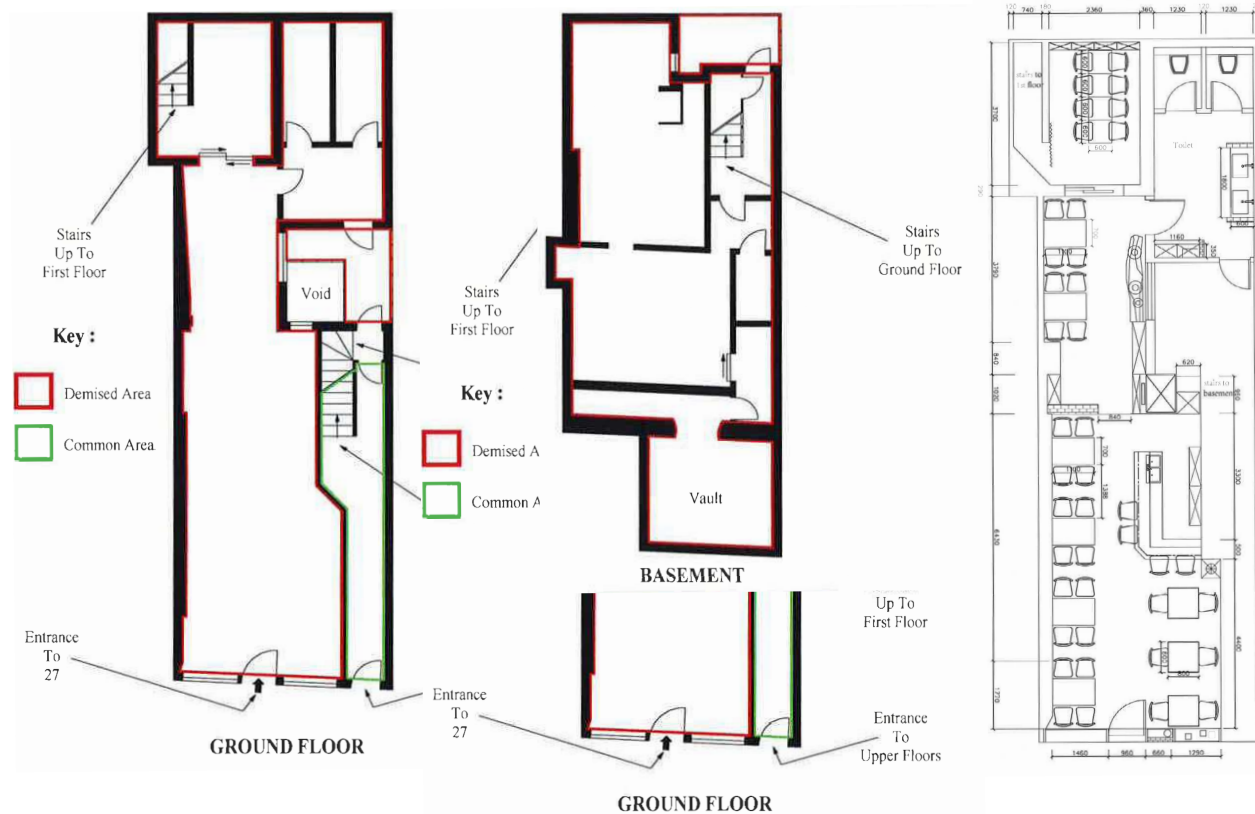
TEL: 020 7486 3531 / 07842 385 898

JACK SUITER: E-MAIL: jack@breckergrossmith.co.uk

TEL: 020 7486 3531 / 020 7908 2682

RICHARD BRECKER: E-MAIL: richard@breckergrossmith.co.uk

TEL: 020 7486 3531 / 07836 246 777



Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement. These particulars do not constitute an offer of contract. No representation or warranty whatever is made or given either during negotiations or in particulars by the vendor, lessors or the agent.

All figures are exclusive of rates, service charge, VAT and all other outgoings.

