

TO LET - BLOOMSBURY HOUSE, WC1



High quality, self-contained
Grade II Listed, D1 non-
residential insitution/
conference venue

5,521 sq ft (512.90 sq m)

Bloomsbury House
2-3 Bloomsbury Square
London WC1A 2RL

Location

The building is located on the southern side of Bloomsbury Square to the west of the junction with Southampton Place, within a short walk of Holborn Underground station (Central and Piccadilly lines).

Description

The property is an attractive, Grade II listed Victorian building offering stylish, period accommodation over basement, ground and two upper floors with a grand staircase connecting the ground, first and second floors. The second floor has a ceiling height in excess of six metres and the basement provides ancillary accommodation including kitchen, stores and offices.

The building has until recently been used as an events venue, a conference centre and wedding venue. The wedding licence remains valid until the end of October 2021.

Floor Areas

Floor	sq ft	sq m
2nd	1,666	154.75
1st	1,450	134.74
Ground	1,254	116.50
Basement	1,151	106.91
Totals	5,521	512.90

Amenities

- D1 planning consent
- Comfort cooled
- Period features
- Grand staircase
- High ceilings
- Wedding License (*valid until October 2021*)

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:

 **Property Management**
johnwilliams@astonrose.co.uk

 **Investment & Development**
kenmorgan@astonrose.co.uk

 **Building Consultancy**
andylynch@astonrose.co.uk

 **Sales, Lettings & Acquisitions**
timrichards@astonrose.co.uk

 **Lease Advisory**
robcragg@astonrose.co.uk

 **Valuation & Expert Witness**
duncanpreston@astonrose.co.uk

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Lease

Either: An assignment of a lease for a term expiring September 2031 at an annual exclusive passing rent of £159,838.80 per annum subject to rent review in September 2021 and five yearly which rent reviews are linked to RPI.

Or: A new sublease for a term until September 2031, subject to upward only rent review in September 2021, and five yearly thereafter at a quoting rent of £295,000 per annum exclusive. The sublease is to be excluded from the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

Energy Performance Certificate (EPC)

An EPC has been commissioned.

Business Rates

We understand the building has a rateable value of £199,000. Interested parties are advised to make their own enquiries with the local authority.

VAT

The property is elected for the purposes of VAT.

Legal Costs

Each party to cover their own legal and professional costs.

Further Information and Viewings

Strictly by appointment with Aston Rose, please contact:

James Brown

020 7079 1968 / 07767 637285

jamesbrown@astonrose.co.uk

*Subject to Contract
February 2020*



NB The photographs show the building as it was used by the previous occupier and are provided for illustrative purposes only.

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