

London WC1N - 7 Great James Street, Holborn WC1N 3DF
Freehold Grade II Listed Office Block with Residential Development Potential
Planning previously granted in 2022 (now lapsed) for conversion into 5-Bed residential townhouse



BLUE ALPINE

PROPERTY CONSULTANTS





Investment Consideration:

- OIEO: £4,100,000
- SPV can be purchased to minimise stamp duty
- Vacant possession
- VAT is applicable to this property
- Comprises office block arranged over lower ground, ground, first, second, third and fourth floor
- Total gross internal area 501 sq m (5,392 sq ft)
- Planning previously granted in 2022 (now lapsed) for conversion into 5-Bed residential townhouse
- Additional residential development potential to convert into multiple residential units, STTP
- Situated in a sought after residential area in Holborn, convenient for shopping amenities, cafes and restaurants of the Brunswick Centre are nearby. The entertainment venues, theatres, and cinemas of the West End are also easily accessible, offering a vibrant lifestyle just moments away.
- Within 0.5 miles (15 min walk) from Farringdon Train Station, providing Elizabeth Line, Thameslink, Metropolitan, Circle and Hammersmith Lines.



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Property Description:

Comprises Grade II Listed office block. Built circa 1721, Great James Street is considered one of London's finest Georgian streets, notable for its elegant period architecture and its rare, largely untouched condition since its original construction. The property provides the following accommodation and dimensions:

Lower Ground Floor: 110 sq m (1,184 sq ft)

Two rooms, kitchen, 2 WC's

Ground Floor: 126 sq m (1,356 sq ft)

Five rooms, patio area

First Floor: 77 sq m (829 sq ft)

Four rooms

Second Floor: 76 sq m (818 sq ft)

Four rooms

Third Floor: 76 sq m (818 sq ft)

Four room

Fourth Floor: 36 sq m (387 sq ft)

Room, 2 WCs

Total GIA: 501 sq m (5,392 sq ft)



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Development Potential:

Planning previously granted (now lapsed) for Change of use of building from office (Class E) to residential (Class C3) to form a self-contained dwelling and erection of single storey rear extension with roof terrace above, providing the following accommodation and dimensions:

Lower Ground Floor:

Guest bedroom, gym, laundry room, plant room

Ground Floor:

Living room, dining room, kitchen, pantry, powder room

First Floor:

Reception room, study, powder room

Second Floor:

Master suite, 2 dressing rooms, en-suite

Third Floor:

2 en-suite bedrooms

Fourth Floor:

1 bedroom with bathroom

Additional residential development potential to convert into multiple residential units, subject to obtaining planning.



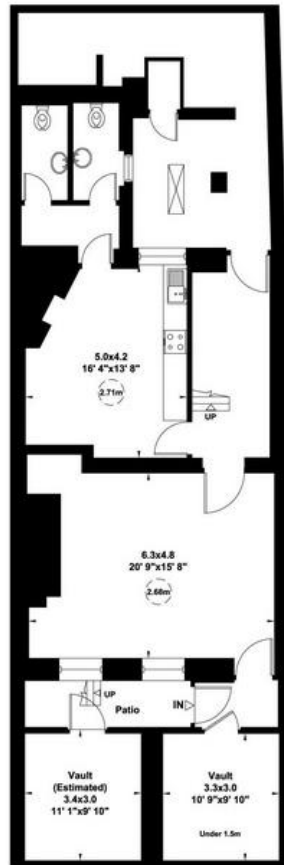
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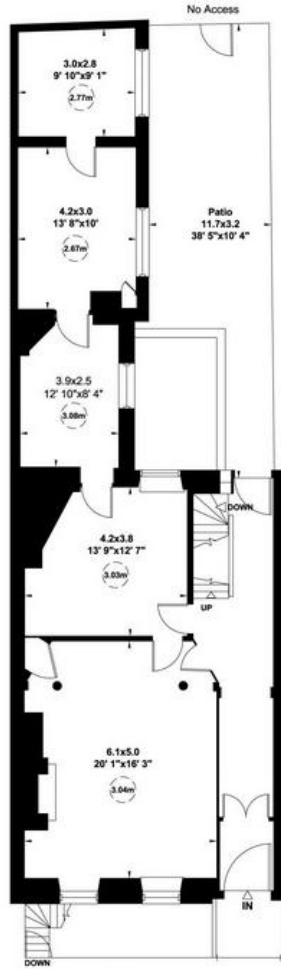
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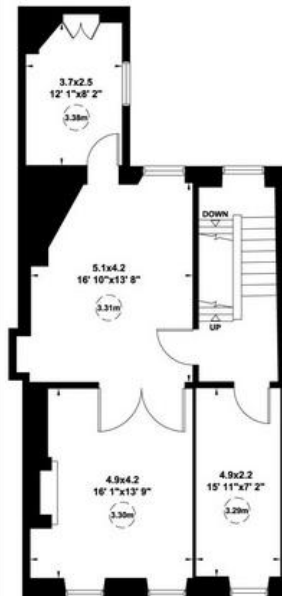
Existing Plans



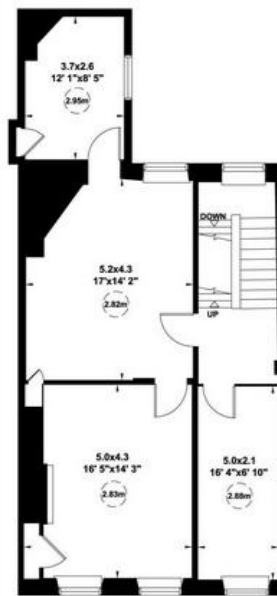
Lower Ground Floor



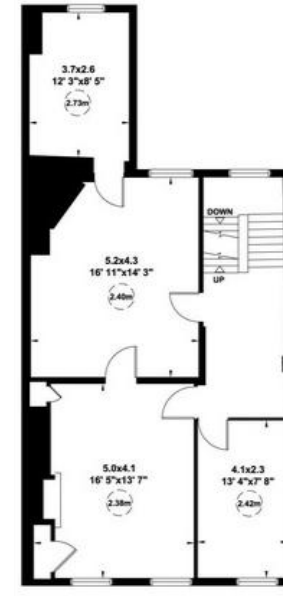
Ground Floor



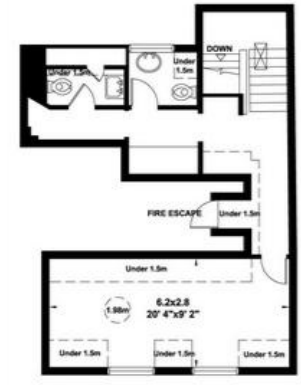
First Floor



Second Floor



Third Floor



Fourth Floor

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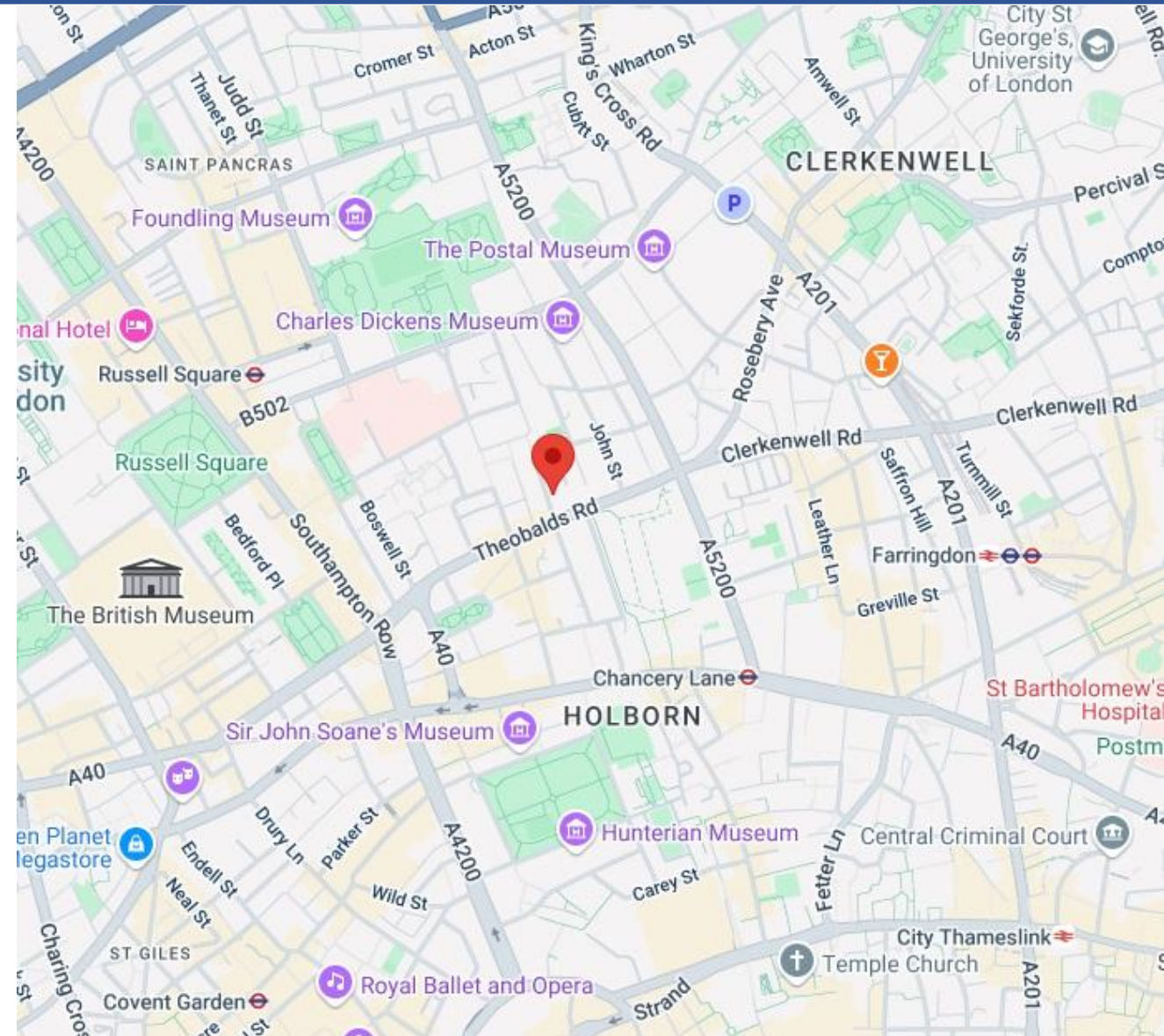
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Location:

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Contacts:

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