

47 THEOBALDS ROAD BLOOMSBURY

PURCHASING & LEASING

OPPORTUNITIES

1,263 / 1,348 / 2,611 SQ.FT.

CONTENTS

Page 3 – 4	Exterior Photography	
Page 5	Property Information & Highlights	
Page 6	Gallery	
Page 7	Sale Of Entire Building (Freehold)	2,611 SQ.FT.
Page 8	Part Sale Options (Virtual Freeholds)	1,263 SQ.FT. / 1,348 SQ.FT.
Page 9	Leasing Option 1. Entire Building	2,611 SQ.FT.
Page 10	Leasing Option 2. Ground Floor & Lower Ground Floor	1,263 SQ.FT.
Page 11	Leasing Option 3. Self-Contained Upper Floors	1,348 SQ.FT.
Page 12.	Contact LDG	0207 560 1010



SOUTH PLACE ETHICAL SOCIETY
CONWAY HALL
SUNDAY LECTURES 11.A.M.

Fish & Chips
Restaurant & Take Away

W. CHANNON
TOOL DEALERS
LOCKSMITHS
KEYS CUT WHILE YOU WAIT
LOCK SUPPLIED & FITTED
BORCH BLACK & WICKER CHAIRS TALL UNIVERSAL BRIDGE GREAT TOOLS
STANLEY RECORD SCULPS KANPLUS SPEAR & JACKSON CHAIR CENTRE

CONWAY HALL

HALL

CONWAY



THE PROPERTY.

Theobalds Road is a popular retailing and office parade in the heartland of “Midtown”. No.47 is located next to the renowned Conway Hall Ethical Society, a community hub offering lectures, classes and social events. The building is currently arranged for a single occupier with retail / showroom space and offices, however a planning application has been made to separate the ground floor and lower ground from the upper floors, to create two self-contained commercial premises, with their own entrances. Change of use to D1 and other uses could be considered, subject to planning.

Postcode WC1X 8SP.

Neighbourhood Bloomsbury.

Local Authority Camden.

Nearest Station Holborn.

Business Rates The rateable value for the entire property equates to £74,000.

Data Room EPC & other reports are

Planning 2018/6291/P

available upon request.

HIGHLIGHTS.

Lower Ground Floor	354 SQ.FT.	32.88 SQM.
Ground Floor	909 SQ.FT.	84.45 SQM.
First Floor	717 SQ.FT.	66.61 SQM.
Second Floor	280 SQ.FT.	26.01 SQM.
Third Floor	351 SQ.FT.	32.61 SQM.
TOTAL	2,611 SQ.FT.	242.56 SQM.

Split Options

Ground Floor & Lower Ground	1,263 SQ.FT.	117.33 SQM.
Self-Contained Upper Floors	1,348 SQ.FT.	125.23 SQM.

Self-Contained Building With Offices & Retail Opportunity

Potential To Split The Upper Floors From The Retail Unit

4.6m Window Frontage

Excellent Brand Exposure

Air-Conditioning

Private Cloakrooms

Skylights

Good Natural Light

Mixture Of Open Plan & Fitted Partitioned Offices

Fibre Connectivity



SALE OPTION.

ENTIRE BUILDING.

Tenure

Freehold.

Vacant Possession

Full vacant possession upon completion.

VAT

The property is (not) elected for VAT.

PRICE.

Guide Price - £2,350,000 – subject to contract.

PART SALE OPTIONS.

Tenure

Virtual Freeholds.

Vacant Possession

Full vacant possession upon completion.

VAT

The property is (not) elected for VAT.

GROUND FLOOR & LOWER GROUND.

PRICE.

Guide Price - £1,100,000 – subject to contract.

SELF-CONTAINED UPPER FLOORS.

PRICE.

Guide Price - £1,400,000 – subject to contract.

LEASING OPTION 1.

ENTIRE BUILDING.

A1 & B1 Office Consent.

COSTINGS.

	PSF	PER ANNUM
Rent	£40.21	£105,000.00
Rates	£14.28	£37,296.00
Service Charge	Nominal	Nominal
TOTAL	£54.49	£142,296.00
Estimated Monthly Costs		£11,859.00

N.B. Typically commercial rents are paid quarterly in advance.

LEASE.

New lease, by arrangement, directly with the Freeholder. The lease will be contracted outside the Landlord and Tenant Act.

MOVE IN?

Immediately, subject to contract.

LEASING OPTION 2.

GROUND FLOOR & LOWER GROUND.

A1/A2 Retail Consent.
c.3.00m Shop Frontage.

COSTINGS.

	PSF	PER ANNUM
Rent	£39.59	£50,000.00
Rates	£27.06	£34,177.00
Service Charge	Nominal	Nominal
TOTAL	£66.65	£84,177.00
Estimated Monthly Costs		£7,014.75

N.B. Typically commercial rents are paid quarterly in advance.

LEASE.

New lease, by arrangement, directly with the Freeholder. The lease will be contracted outside the Landlord and Tenant Act.

MOVE IN?

Immediately, subject to contract.

LEASING OPTION 3.

SELF-CONTAINED UPPER FLOORS.

B1 Office Consent.

Suitable For Circa 25-35 Workstations.

COSTINGS.

	PSF	PER ANNUM
Rent	£40.80	£55,000.00
Rates	£15.05	£20,289.02
Service Charge	Nominal	Nominal
TOTAL	£55.85	£75,289.02
Estimated Monthly Costs		£6,274.09

N.B. Typically commercial rents are paid quarterly in advance.

LEASE.

New lease, by arrangement, directly with the Freeholder. The lease will be contracted outside the Landlord and Tenant Act.

MOVE IN?

Immediately, subject to contract.

CONTACT.

Daniel Castle
0207 290 0590
daniel@ldg.co.uk

Harrison Eagles
0207 290 0599
harrison@ldg.co.uk

Cary Dennington
0207 291 0993
cary@ldg.co.uk

Sarah Stevenson
0207 290 0595
sarah@ldg.co.uk



LDG The
Creative
Property Team