

Lot 3, 9 Little Turnstile, London, WC1V 7DX

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Lot 3, 9 Little Turnstile, London, WC1V 7DX

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Property Information

Central London Retail and Office Investment

- Highly sought after Central London location
- Ground & basement floors let to a Health Spa until 2031
- Two self-contained residential flats above
- Within walking distance of Holborn, Tottenham Court Road and Chancery Lane underground stations
- 250 metres from the London School of Economics
- Total Approx. floor area of 89.10 sq. m. (956 sq. ft)
- Nearby occupiers include Costa Coffee, McDonalds, Pret A Manger, Nando's, Sainsbury's and Little Waitrose
- VAT free investment

Lot

3

Auction

16th July 2026

Rent

£63,020 per Annum Exclusive

Status

Available

Sector

Central London, Mixed-Use

Auction Venue

Live Streamed Auction

Location

Miles

400 metres south east of the British Museum, 500 metres west of the City of London, 0.5 miles north east of Covent Garden

Roads

A40, A4200

Rail

Holborn Underground Station (Central & Piccadilly Line)

Air

London City Airport, London Heathrow

Situation

The property is situated on Little Turnstile in the heart of Midtown, one of Central London's most established mixed-use locations. Holborn Underground Station (Central and Piccadilly lines) is within a short walk, while Tottenham Court Road (Central, Northern and Elizabeth lines) and Chancery Lane (Central line) are also nearby, providing excellent connectivity across London. Covent Garden, the British Museum and the West End are all within easy walking distance. The surrounding area is home to major office occupiers including Google, Amazon, Warner Bros. Discovery and Deloitte whilst other nearby occupiers include Costa Coffee, McDonalds, Pret A Manger, Nando's, Sainsbury's and Little Waitrose.

Tenure

Freehold.

Description

The property comprises a mixed-use building with commercial accommodation on the basement and ground floors and two self-contained flats on the first, second and third floors.

VAT

VAT is not applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 3, 9 Little Turnstile, London, WC1V 7DX

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement	Retail Ancillary	23.50 12.30	(252) (132)	INDIVIDUAL (t/a Health First Spa)	15 years from 24/07/2016	£24,500	25/07/2026
First	Studio flat	15.70	(168)	INDIVIDUAL	Let on Periodic Tenancy	£15,120	
Second/Third	1 bed flat	37.60	(404)	INDIVIDUAL	Let on Periodic Tenancy	£23,400	
Total		89.10	(956)			£63,020	

N.B. The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

Lot 3, 9 Little Turnstile, London, WC1V 7DX

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Lot 3, 9 Little Turnstile, London, WC1V 7DX

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Lot 3, 9 Little Turnstile, London, WC1V 7DX

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Lot 3, 9 Little Turnstile, London, WC1V 7DX

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Lot 3, 9 Little Turnstile, London, WC1V 7DX

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Lot 3, 9 Little Turnstile, London, WC1V 7DX

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Lot 3, 9 Little Turnstile, London, WC1V 7DX

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Contacts

Acuitus

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Archie Martine
+44 (0)20 7034 4858
+44 (0)7377 803 408
archie.martine@acuitus.co.uk

Seller's Solicitors

Stevens & Bolton LLP
Wey House, Farnham Rd,
Guildford
Surrey
GU1 4YD

Ian Craig
01483 302264
Ian.Craig@stevens-bolton.com

Tom O'Dell
01483 734 234
Tom.ODell@stevens-bolton.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
2024