



20 Lamb's Conduit Street, London WC1N 3LE

An opportunity suitable for a variety of commercial uses of interest to investors & owner occupiers - To be sold with vacant possession

VIRTUAL FREEHOLD FOR SALE

Executive Summary

- A Virtual Freehold former Car Park for sale with vacant possession.
- Benefiting from planning permission for a variety of commercial uses, including;
 - B8 storage;
 - D1;
 - E (now incorporating the former A1, A2, A3, gym, health, crèche and office).
- Situated in the heart of Holborn adjacent to Holborn Police Station directly off Theobalds Road and Lamb's Conduit Street.
- Comprising the basement of a mixed-use commercial and residential building.
- Virtual Freehold.
- Total accommodation of 242 sq m / 2,604 sq ft (NIA) with access from Richbell Place and Emerald Street.
- Specification includes;
 - Open plan.
 - Circa 2.83m floor to ceiling height.
 - Vehicle access ramp.
 - Electric roller shutter.
- We are instructed to seek offers in excess of **£1,000,000** (One Million Pounds), subject to contract.



Location

Holborn, a busy district in central London covers the south eastern part of the London Borough of Camden. It is conveniently positioned to benefit from being in the heart of everything London has to offer – Holborn is a gateway between the exciting nightlife of the West End and the financial district – The City. The area is commonly referred to as being part of the West End of London or the wider West London area. Other nearby areas include Bloomsbury, Farringdon, Charing Cross, Soho and Covent Gardens. Hatton Garden and the Great Ormond Street Hospital are also nearby.

Holborn is well known for being the traditional home of the legal profession and is an area steeped in history, home to many remarkable buildings, museums, and world-famous streets. Other main attractions in central London such as Buckingham Palace, Leicester Square and Oxford Street are within walking distance.



Situation

Lamb's Conduit Street is situated just off the lively Theobalds Road (A401) which is home to a selection of cafes/eateries, grocery stores and a gym. Holborn's Premier Inn is only a 2-minute walk from the property. Other hotels/accommodation within a close walk of the property include the West End's Double Tree Hilton and NYX Hotel London.

While the immediate area surrounding the property is served well by Holborn Station (Central & Piccadilly lines), commuters also benefit from being walking distance from the following nearby underground stations: Chancery Lane; (Central line), Farringdon; (Metropolitan line), and Russell Square (Piccadilly line).



Connectivity

Holborn is an exceptionally well connected area, benefiting from central London's vast access to transport services including numerous London Underground and National Rail stations as well as frequent bus and taxi services.

Distance from the property to the following stations:

Holborn Underground - 0.3 miles / 7-minute walk

Chancery Lane Underground - 0.4 miles / 9-minute walk

Russell Square Underground - 0.5 miles / 10-minute walk

Farringdon Underground / Thameslink - 0.7 miles / 5-minute drive



Description

Comprising the basement of a mixed-use commercial and residential building. Total accommodation of 242 sq m / 2,604 sq ft (NIA) approximately, with access from Richbell Place and Emerald Street.

Specification includes;

- Open plan.
- Circa 2.83m floor to ceiling height.
- Vehicle access ramp.
- Electric roller shutter.

Tenure

The interest for sale is a 999 year lease from 11 December 2003, expiring on 10 December 3002 at a peppercorn.

Therefore, there are 982 years unexpired.

The permitted use under the lease is for a car park and / or for storage.

Planning

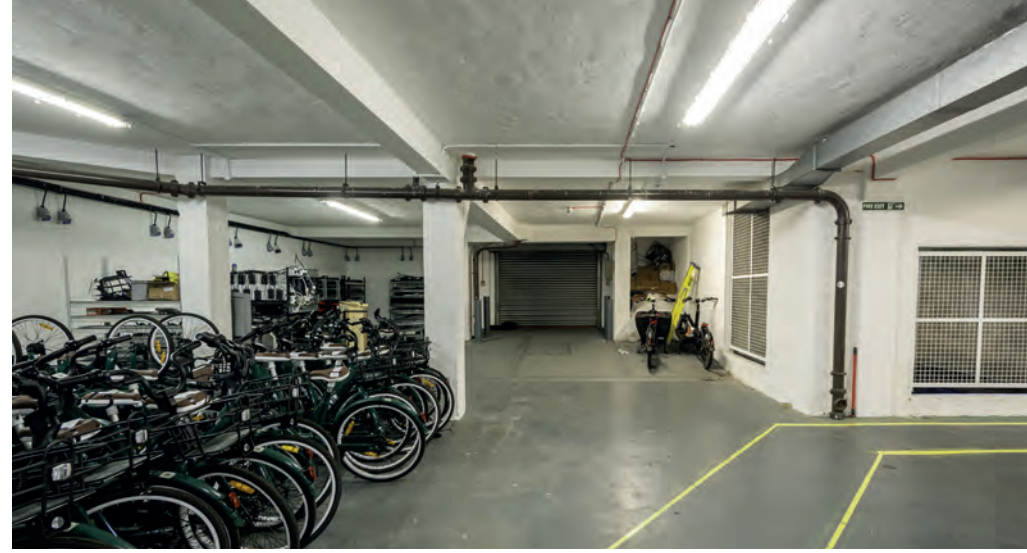
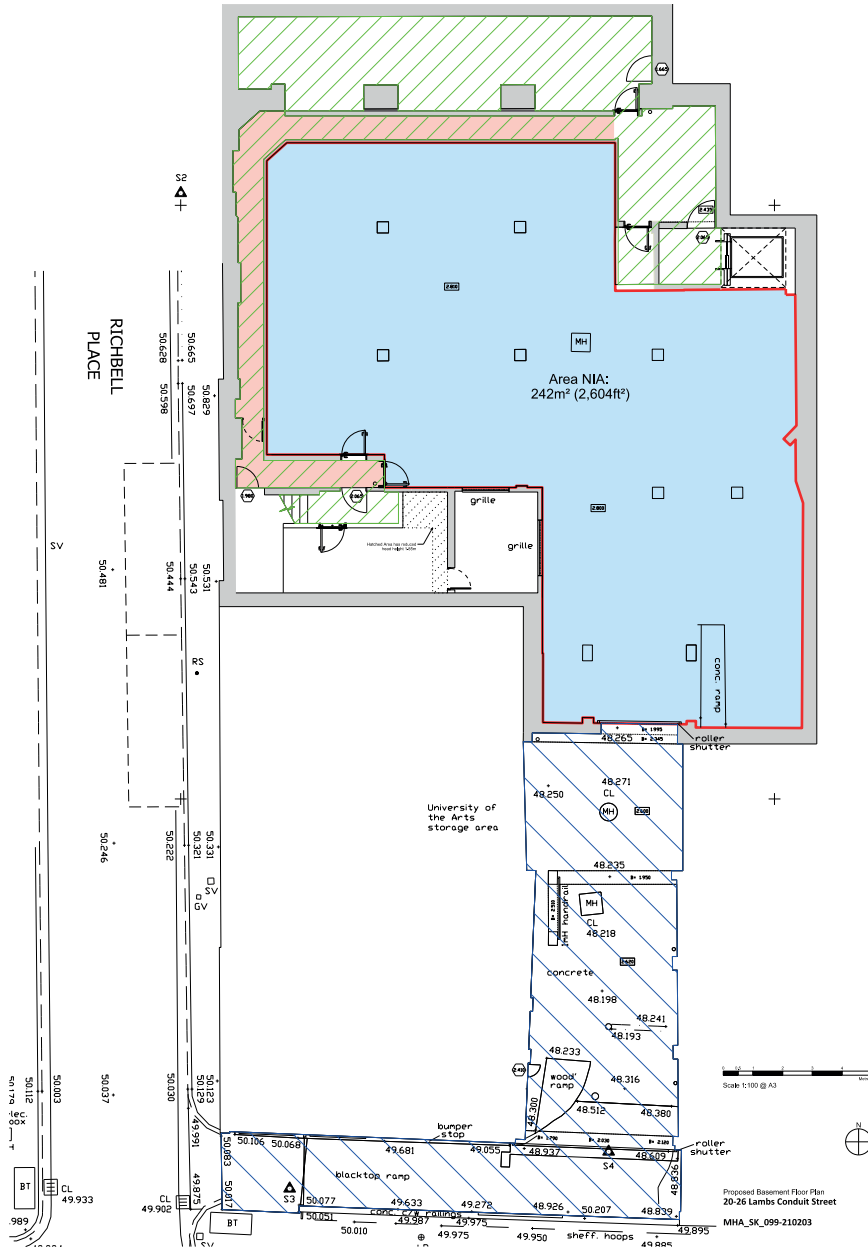
Planning permission was granted by the London Borough of Camden on 25 January 2017 for change of use of existing basement car park to a flexible B1/B8/D1/Gym (D2)/veterinary clinic (sui generis) use.

Based upon the recent changes to the Use Classes Order effective from 1 September 2020 there is permission for the following, subject to Freeholders consent (where required);

- B8 Storage;
- D1;
- E (now incorporating the old A1, A2, A3, gym, health, crèche, B1).

A copy of the planning permission is available upon request.

Floor Plan



EPC

Available upon request.

VAT

The property has been elected for VAT.

Proposal

We are instructed to seek offers in excess of **£1,000,000** (One Million Pounds), subject to contract.

Virtual Walkthrough

[CLICK HERE](#) to view a virtual walkthrough of the building.

Contact

For further information or to arrange a viewing, please contact us:

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