

Hobhouse Court

Whitcomb Street | London WC2



*tavistock*bow

Income Producing Freehold Investment Opportunity

An exceptional mixed-use freehold opportunity in the heart of London's cultural quarter, just moments from Trafalgar Square. This elegant period building comprises a newly refurbished triplex apartment and a well-presented commercial unit arranged over ground and lower ground floors.









A rarely available freehold in a highly desirable and culturally significant location., tucked behind the National Gallery on Whitcomb Street, and ideally placed for access to St James's, Covent Garden, and the wider West End.



What You Need To Know:

- Attractive freehold building in a prime West End location
- Mixed-use asset with commercial and residential income
- Refurbished two-bedroom triplex with additional study
- Ground & lower ground let to a Class E occupier
- Residential income: £34,800 per annum
- Commercial income: £20,000–£25,000 per annum (stepped rent)
- Approx. 1,809 sq ft (GIA) across five storeys
- Tucked behind the National Gallery, close to Trafalgar Square and Whitehall





The upper floors comprise a bright and well-proportioned two-bedroom triplex maisonette with an additional study or third room. Quietly positioned just off Trafalgar Square, the flat offers rare seclusion in a vibrant West End setting.

Arranged over three floors:

- First floor: open-plan kitchen and living area
- Second floor: principal bedroom and shower room
- Top floor: second bedroom and separate study/spare room

The apartment has been refurbished with new kitchen, shower room and neutral décor, and is currently let on an Assured Shorthold Tenancy at a rent £2,900 pcm.













Tenancy & Income Schedule

Unit	Occupier	Use Class	Floor	Size (sq ft)	Rent (pa)	Lease Terms
Commercial	Class E Occupier	E	Ground & Lower	493	£20,000 → £25,000	1 yr @ £20k, then £25k pa to 2030
Residential	Private Tenant	C3	First-Third (Triplex)	1,316	£34,800	Rolling 2-month AST



Covent Garden is globally recognised as London's premier cultural, retail, leisure & entertainment destination. Notable restaurants include Balthazar, The Ivy Market Grill and Sushi Samba, as well as the much-lauded Oystermen, Cora Pearl and Taiwan's legendary Din Tai Fung.

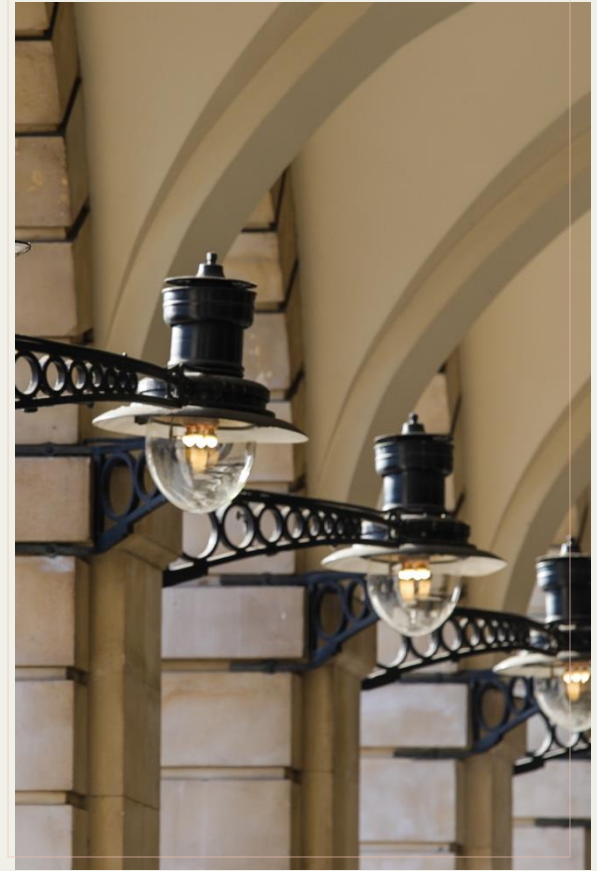
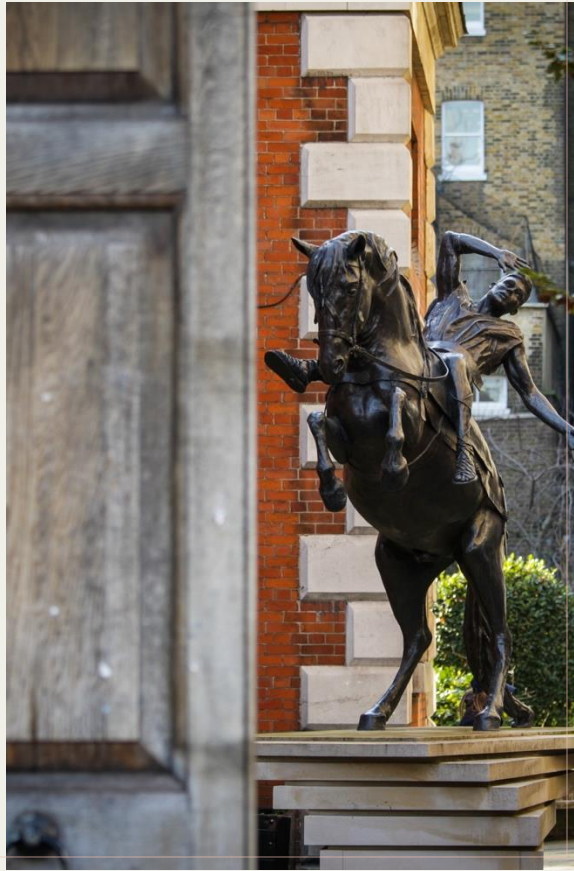
The Royal Opera House dominates the piazza with world renowned residents the Royal Ballet & Royal Opera, plus many of the world's most popular stage shows can be found at the numerous theatres within a few minutes walk.

Hidden away between Henrietta Street & King Street is the quiet public space of St. Paul's Church gardens, providing the perfect antidote to the hustle & bustle of the Piazza.

The open space of Embankment Gardens and the river Thames only a short stroll across the strand, and the Southbank just a short trip across the river via either Waterloo or Hungerford Bridge.









Neighbourhood Guide



floorplan

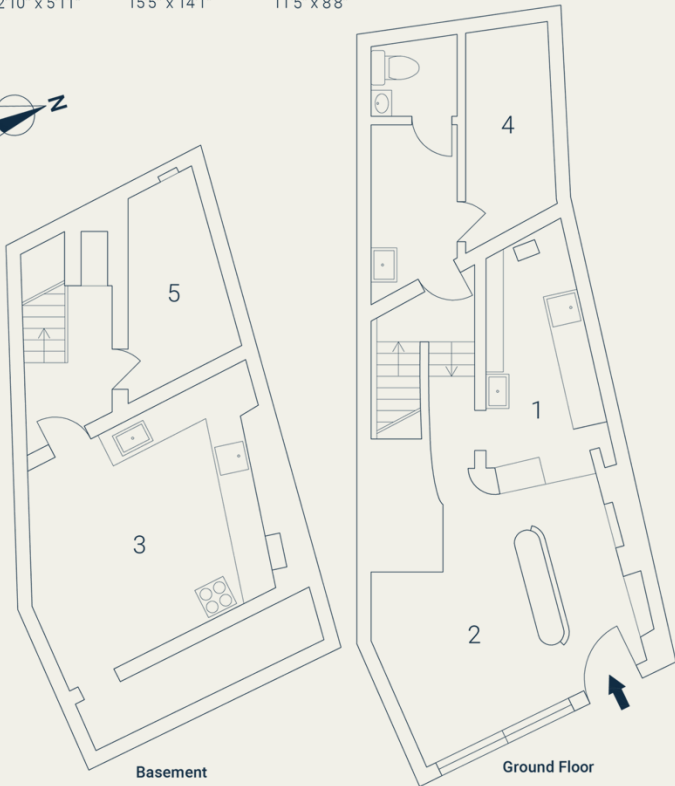
Whitcomb Street, WC2

Approximate Gross Internal Area 168 sqm/ 1809 sq ft

Approximate Gross Internal Area 77 sqm/ 829 sq ft

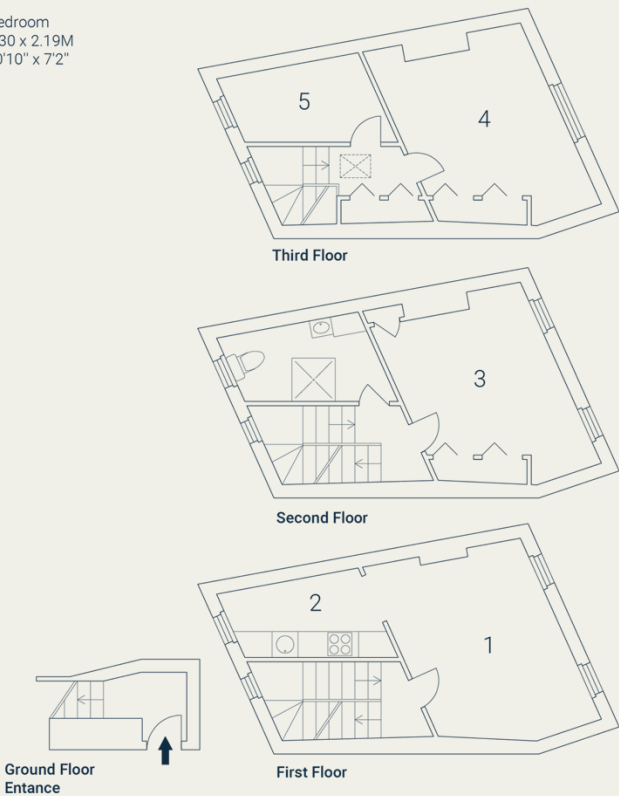
Approximate Net Lettable Area 37 sqm/ 398 sq ft

1 Commercial/ retail space 3.90 x 1.80M 12'10" x 5'11"	2 Commercial/ retail space 4.70 x 4.30M 15'5" x 14'1"	3 Commercial/ retail space 3.48 x 2.67M 11'5" x 8'8"	4 Light well/patio 3.50 x 1.48M 11'6" x 4'10"	5 Storage 4.32 x 4.00M 14'2" x 13'1"
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Approximate Gross Internal Area 91 sqm/ 980 sq ft

1 Living/ Dining/ 4.43 x 3.66M 14'6" x 12'	2 Kitchen 3.31 x 2.22M 10'10" x 7'3"	3 Bedroom 4.60 x 3.62M 15'1" x 11'11"	4 Bedroom 4.45 x 3.66M 14'7" x 12'
5 Bedroom 3.30 x 2.19M 10'10" x 7'2"			



Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.



terms

tenure - Freehold

guide price

£1,695,000 subject to contract

epc

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



tavistockbow

about us

Tavistock Bow is an independent residential agency & consultancy based in London's vibrant West End.

We are niche, boutique, creative, knowledgeable, professional and approachable.

We love what we do and that's why we do it.



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