

RPRS

LOT No: 114

AUCTION DATE: 14 May 2025



AUCTION

£650,000+*

Long Leasehold Interest in Prime Central London

ADDRESS

**Basement and Ground Floor,
43 Old Gloucester Street,
London
WC1N 3AD**

SIZE

89.90 m² (967 ft²)
Approx. gross internal floor area

KEY FEATURES

- + Auction date: 14 May 2025
- + Commercial long leasehold
- + Ground floor and basement
- + Currently let as two residential ASTs
- + Ground floor courtyard
- + Prestigious address
- + Easy access into central London
- + Leasehold

* Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.

FOR SALE ON BEHALF OF JOINT ADMINISTRATORS

OVERVIEW

The property is a long leasehold interest situated on the ground floor and basement levels of an attractive building located in Bloomsbury, London.

We are advised the leasehold interest has consent for commercial usage as offices, however, the space is currently being used as two residential dwellings being let under assured shorthold tenancies in breach of the terms of the long leasehold.

The ground floor comprises a good sized one bedroom flat, with open plan kitchen / diner lounge, useful hallway and two bathrooms. The basement comprises a studio with open plan kitchen / diner bedroom, separate bathroom, additional vault and hallway. The two units have been fitted out to a good standard throughout.

LOCATION

Situated in the heart of Bloomsbury, Old Gloucester Street offers a prime central London address with excellent transport links and a wealth of local amenities. Nestled between Russell Square and Holborn, this desirable location provides easy access to the West End, the City, and major

universities. Residents enjoy the charm of historic Bloomsbury with its garden squares, cultural landmarks, and a vibrant selection of shops, cafes, and restaurants. Excellent connectivity via nearby Tube stations, bus routes, and mainline rail services makes this a highly sought-after area.

ACCOMMODATION

Ground floor – One bedroom apartment comprising an open plan reception area and kitchen, WC, private patio, bedroom and ensuite.

- £1,600 per calendar month (£19,200 pax)
- Term: 5 years from 28 October 2024
- Rent payable annually in advance
- See legal pack

Basement – A studio comprising an open plan reception room with kitchen, bathroom, living and sleeping area.

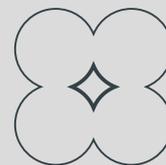
- £1,600 per calendar month (£19,200 pax)
- Term: 3 years from 10 August 2023
- Rent payable quarterly in advance
- See legal pack

Purchasers are advised to check the legal pack and AST Agreements.

CONTACT

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ACCOMMODATION

Ground	56.50 m ²	608 ft ²
Basement	33.30 m ²	358 ft ²
TOTAL	89.80 m²	967 ft²

Approx. gross internal floor area

SERVICES

Interested parties should make their own investigations.

GRADED LISTING STATUS

The building is Grade II listed. Interested parties should make their own investigations.

COUNCIL TAX

The ground floor is rated D by Camden Council. The lower ground floor is rated D by Camden Council. Interested parties should make their own investigations.

TENURE

Leasehold

GUIDE PRICE

£650,000+*

UNCONDITIONAL AUCTION DETAILS

Date: Wednesday 14 May 2025

Time: 13.00pm

Auction No: 108

Lot No: 114

BUYERS PREMIUM

1.5% (min. £3,000) plus VAT

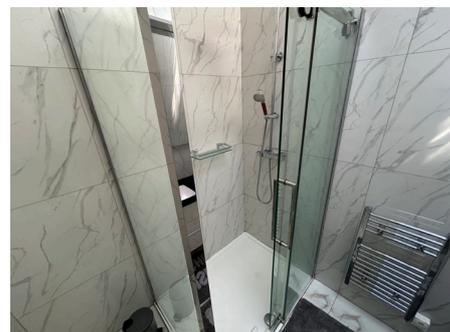
VIEWING

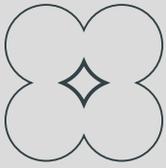
Please contact sole selling agents:

RPRS

0203 148 7500

property@rprs.co.uk



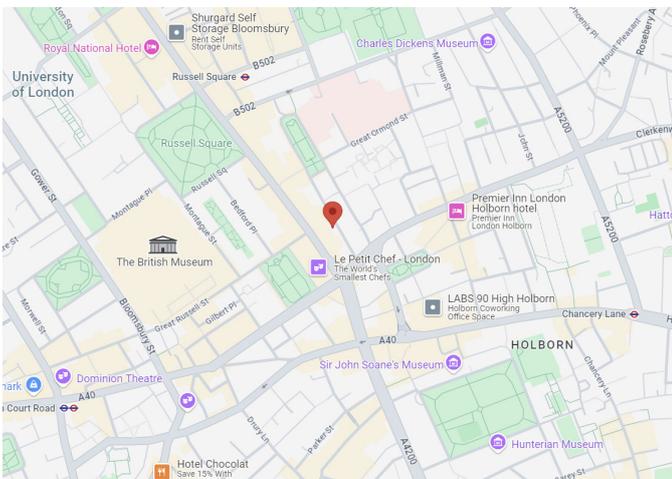
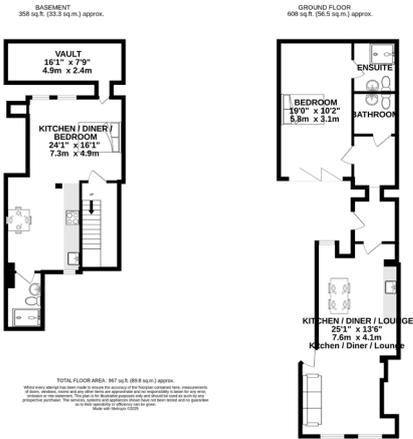


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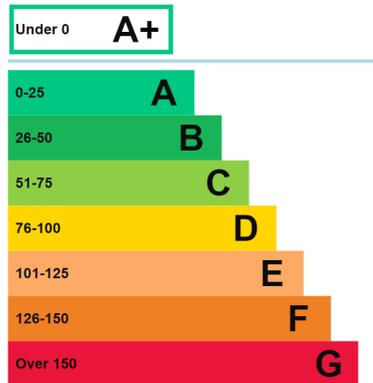
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Energy Performance Certificate (EPC)

Full details available upon request.



Disclaimer: Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.

Date: April 2024