



All enquiries Ref: Callum Glenn

- Long leasehold Air Space with development potential subject to planning permission
- Full vacant possession

Location:

The Air Space is situated above an existing eight storey end of terrace building which is located on the north side of Queen Square. The property is well situated for a network of public transport links including, Russell Square Underground Station (Piccadilly Line) to the north, Holborn Underground Station (Central and Piccadilly Lines) to the south together with a network of local bus services serving the surrounding vicinity. Road links include the A501 to the north which in turn links to the A40 and the M40 to the west. An extensive range of shops, bars and restaurants can be found locally with Holborn and Covent Garden found locally. Recreational pursuits can be found at Queen's Square Gardens and Russel Square with the River Thames to the south.

Lease:

Held on a long lease for a term of 999 years from 29th September 2015 (Thus having approximately 991 years remaining) at a ground rent of £1 per annum (rising)

Potential:

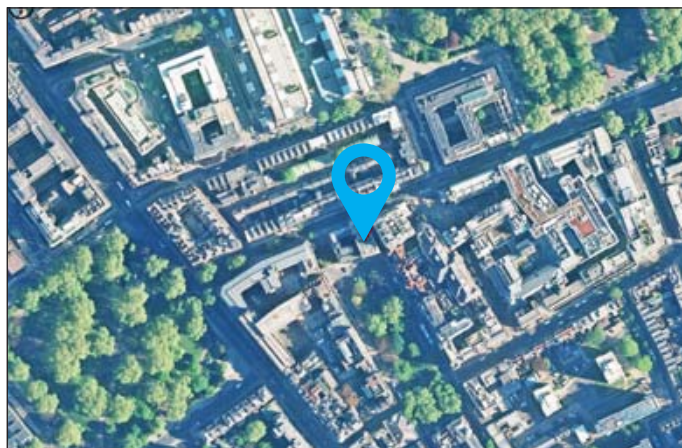
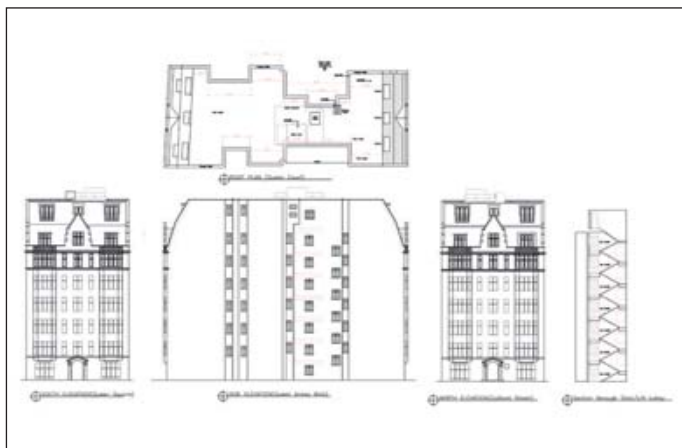
The vendor has provided us with proposals and indicative drawings for a one storey extension which would create a three bedroom dwelling subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



©Crown Copyright. Licence Number: ES 100020372



©Crown Copyright. Licence Number: ES 100020372