



Great Russell Street, London, WC1B

Freehold Mixed- Use Investment

Guide Price - £3,000,000

Investment Summary

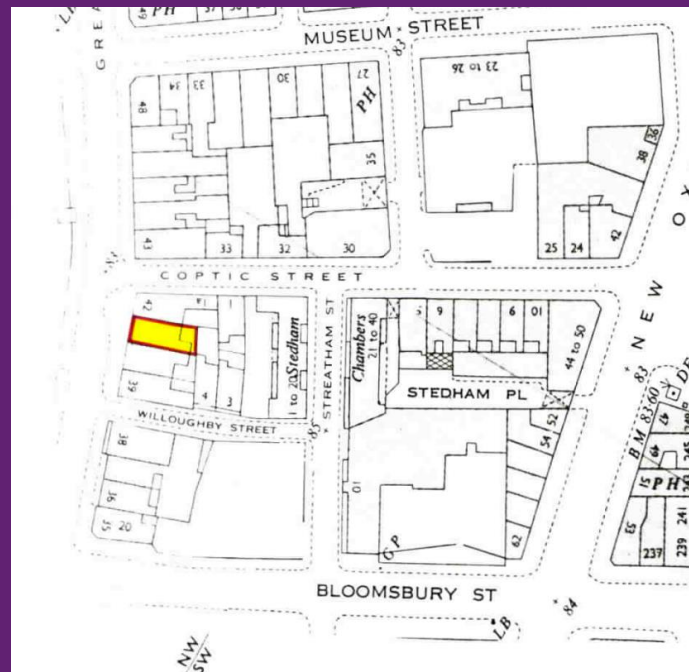
- Freehold
- Opposite the iconic British Museum
- Owned by the same family for over 100 years
- Unmodernised
- Development potential
- Commercial/Residential Investment
- Fully vacant
- GIA: 294 sq. m. (3,165 sq ft)



Location

The property is located on Great Russell Street, also home to the iconic British Museum. The property boasts unbeatable views of the Museum.

This property boasts exceptional transport links, with Holborn (Central, Piccadilly), Covent Garden (Piccadilly), and Goodge Street (Northern) London Underground stations all within a 0.6km radius. Additionally, Kings Cross St Pancras and Euston main line railway stations are easily accessible via the Underground network. Numerous bus routes along Great Russell Street, New Oxford Street (A40), and Bloomsbury Way (A401). For motorists, Tottenham Court Road (A400) offers smooth connections to the A4 southbound towards the M4, about 7 miles west, and to the inner ring road (Euston Road or A501) heading north. This prime location ensures effortless commuting options for residents.

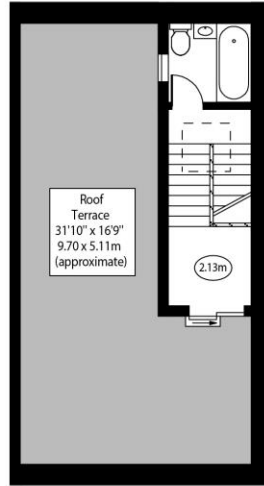
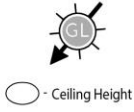


Chestertons Capital Markets

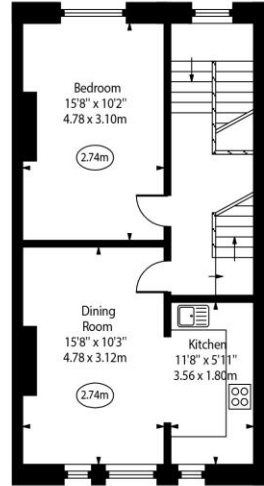
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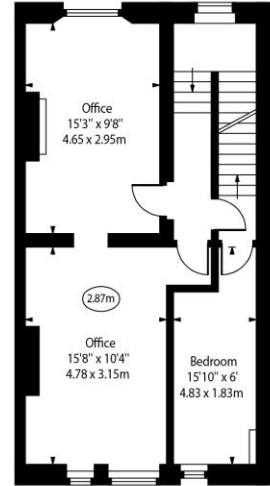
Great Russell Street, WC1B



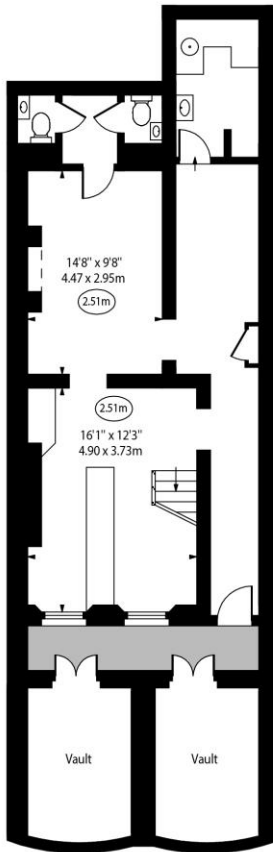
Fourth Floor



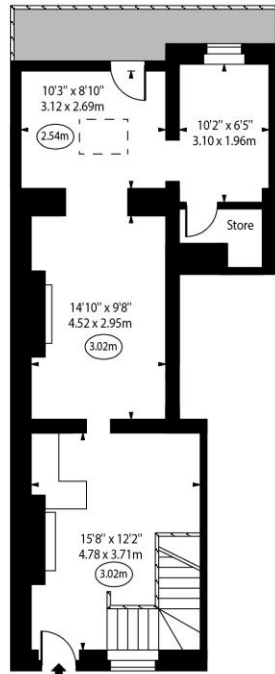
Third Floor



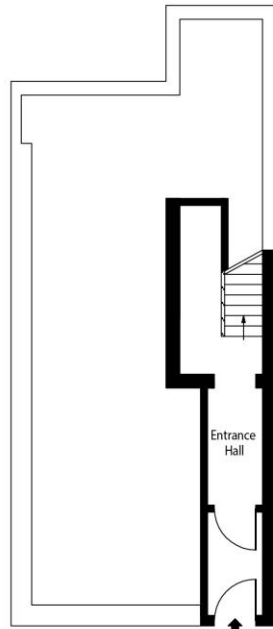
Second Floor



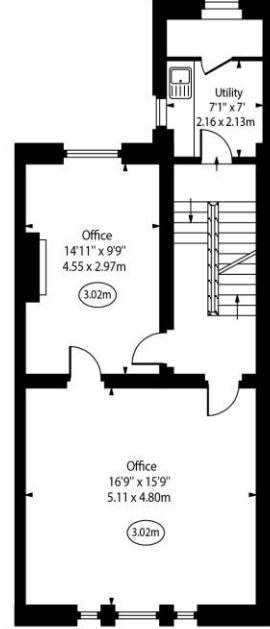
Lower Ground Floor
Commercial



Ground Floor
Commercial



Ground Floor
Entrance



First Floor

Approx Gross Internal Area 3165 Sq Ft - 294.03 Sq M
(Excluding Vaults)

Ground and Lower Ground Commercial Units Area 1220 Sq Ft - 113.34 Sq M

Vaults Area 190 Sq Ft - 17.65 Sq M

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