



Farebrother



20-21, 22 Southampton Place,
46-47 Bloomsbury Square, **WC1A**

A Rare Commercial Portfolio Opportunity with a Positive Pre-app for Residential Conversion.

WHERELONDONMEETS
Welcome to
The Bloomsbury
Square Portfolio

The Bloomsbury Square Portfolio

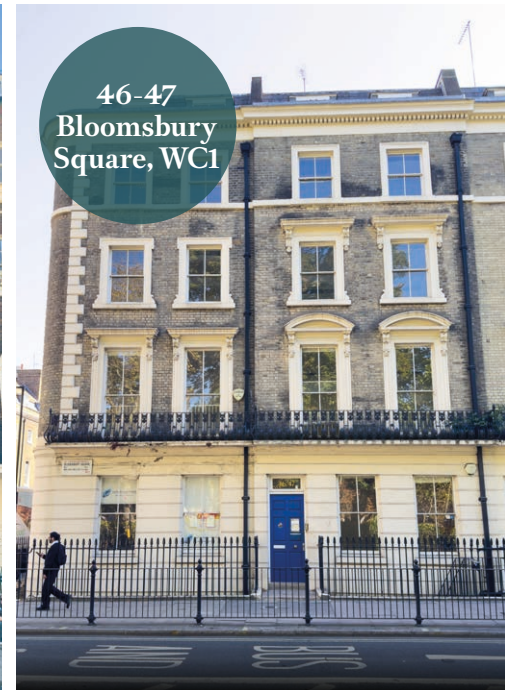
20-21
Southampton
Place, WC1



22
Southampton
Place, WC1



46-47
Bloomsbury
Square, WC1



Executive Summary.

- Three attractive Grade II/ Grade II* listed commercial freehold buildings with residential development potential.
- Situated in the heart of Bloomsbury, Southampton Place and Bloomsbury Square are historic and well-connected streets known for their Georgian architecture, charm and green surroundings.
- Excellent connectivity, with proximity to Holborn Station (2 minute walk), Covent Garden Station (7 minute walk), Tottenham Court Road Station (8 minute walk), Russell Square Station (8 minute walk), Chancery Lane Station (10 minute walk) and Farringdon Station (18 minute walk). Kings Cross, Euston and Waterloo Stations are also within a reasonable walk of approximately 20 minutes each.
- The properties have received positive pre-application feedback for conversion to residential use, there is potential for alternative uses, subject to necessary consents, such as an office, education, art gallery/exhibition space, boutique hotel, societies, private member's club, medical/dental practice and serviced apartments.
- Full vacant possession.
- Unconditional offers invited from Owner Occupiers, Investors and Developers considering any use class.
- The buildings are available to purchase on a portfolio basis or individually.



The City

Tower Bridge

The Shard

Lincoln's Inn Fields

 Waterloo Station

The London Eye

Palace of Westminster

The West End

St Paul's Cathedral

 Chancery Lane Station

 Holborn Station

New Oxford Street

Covent Garden

Sicilian Avenue

Victoria House

46-47
Bloomsbury
Square, WC1

Bloomsbury
Square

Site boundary is for indicative purposes only.



The British Museum



Covent Garden



Russell Square Gardens

Location

Southampton Place and Bloomsbury Square are historic streets in the heart of Bloomsbury, a well-established Central London district known for its Georgian architecture, garden squares, and rich cultural and academic heritage. The Properties occupy a prominent position overlooking Bloomsbury Square.

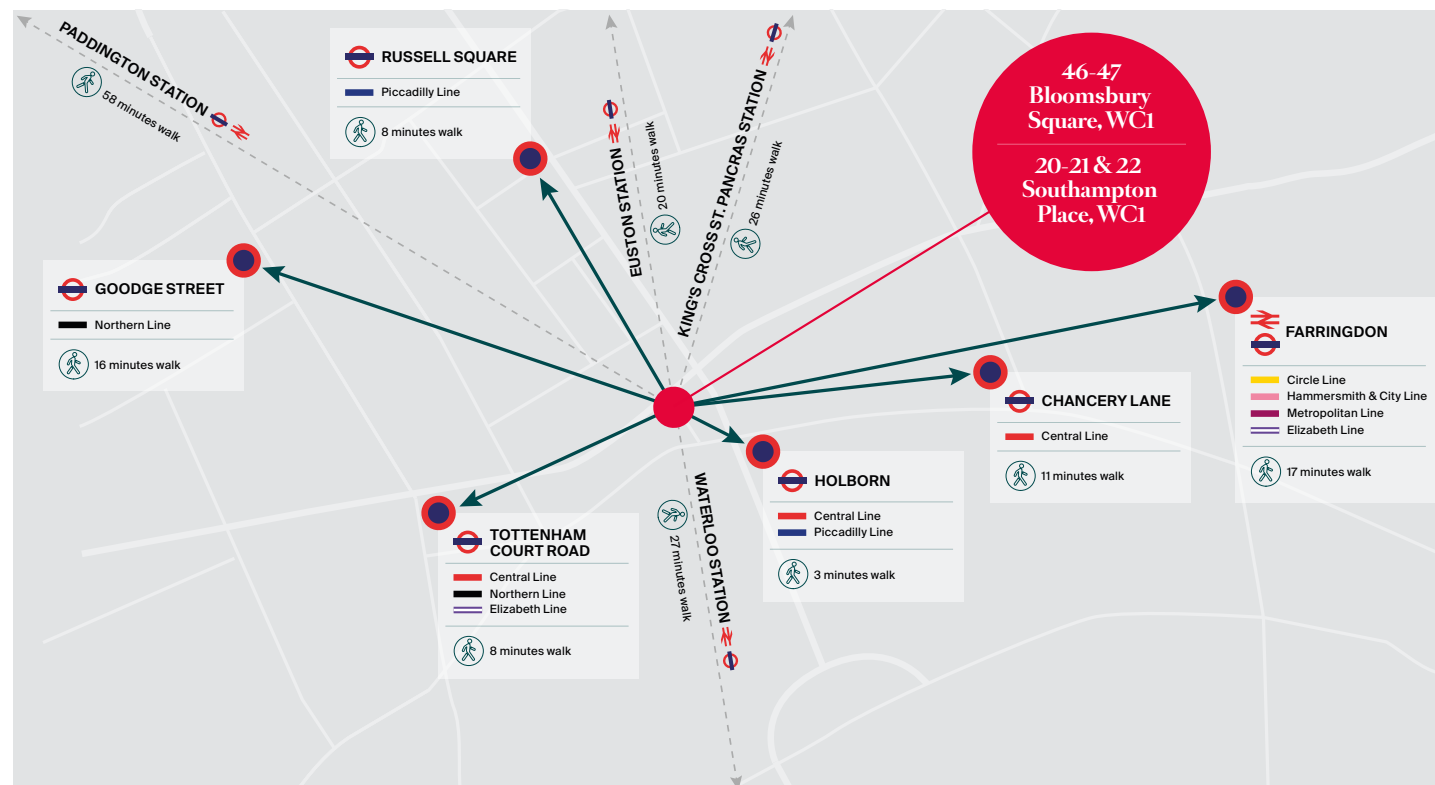
The Properties are within easy reach of the West End, Covent Garden, Soho and the City of London. Bloomsbury is home to renowned institutions including The British Museum, University College London and the London School of Economics, while nearby open spaces include Bloomsbury Square Garden, Lincoln's Inn Fields, Red Lion Square and Russell Square.

The area offers a wide range of amenities, including restaurants, cafés, hotels, retail and leisure facilities, and attracts occupiers from the legal, technology, education and creative sectors. Ongoing investment and regeneration projects, including improvements to Sicilian Avenue, Victoria House and the public realm, continue to enhance Bloomsbury's appeal as a prime location for occupiers, investors and residents.

Transport

The Bloomsbury Square Portfolio is exceptionally well connected and benefits from excellent transport links across Central London and beyond. The Properties are located within Zone 1 and have access to a number of Underground and Elizabeth Line stations within a short walk.

The Elizabeth Line is accessed via Tottenham Court Road and Farringdon Stations which provides express services to Paddington in 4-5 minutes, Bond Street 2 -minutes, the City, Liverpool Street - 4 minutes, Canary Wharf - 10 minutes and Heathrow Airport can be reached directly in 29 minutes.



National Rail

King's Cross St Pancras, Euston and Waterloo Stations are all within easy reach of the Properties providing rail services to the rest of the UK and international connections via Eurostar



Heathrow Airport

The Elizabeth Line offers direct services to Heathrow Airport from Tottenham Court Road and Farringdon Stations in approximately 29 minutes



London Bus

Numerous bus routes operate within a short walk of the Properties



Existing floor plans and areas

20-21 & 22 Southampton Place

20-21 Southampton Place

Grade II * Listed

A pair of attractive interconnected listed buildings arranged over basement, ground and four upper floors, providing approximately 7,335 sq ft (GIA) and 4,706 sq ft (NIA). The buildings were last occupied as educational accommodation (Class F1(a)). Planning permission (2023/0223/P) was granted for change of use from educational use (Class F1(a)) to flexible education (Class F1(a)) or commercial and service use (Classes E).

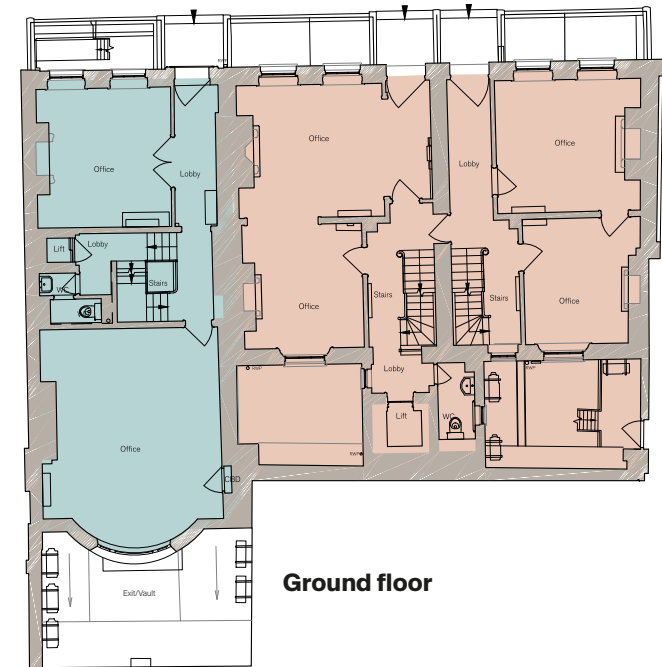
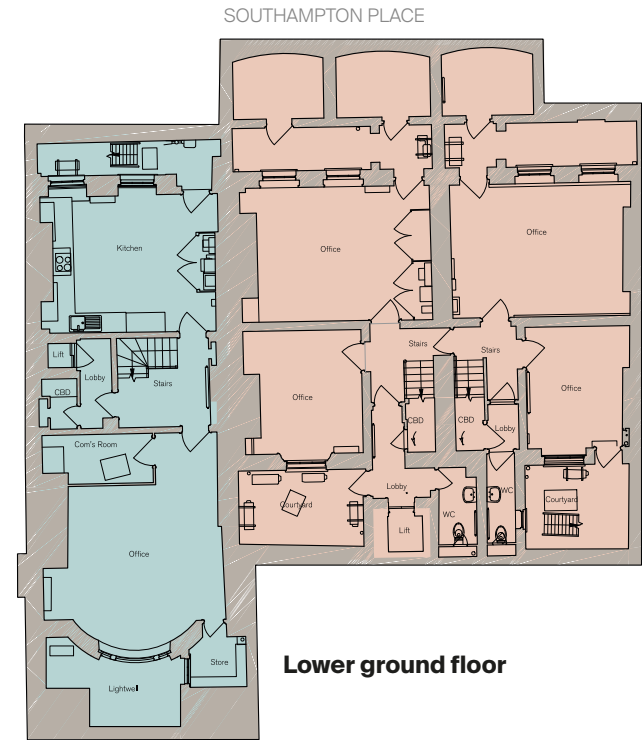
22 Southampton Place

Grade II * Listed

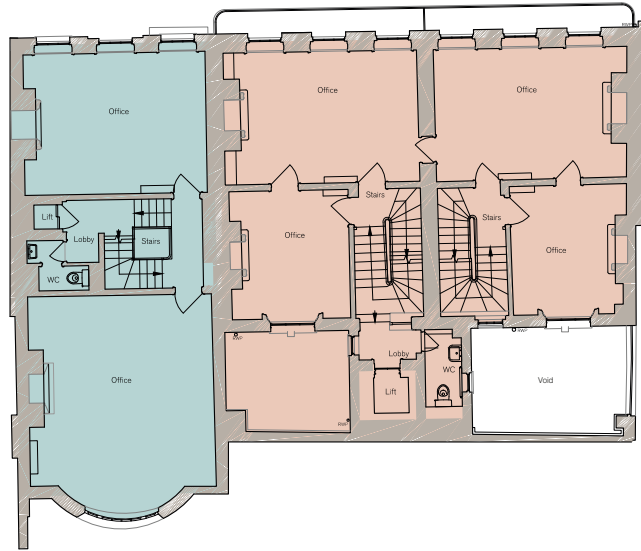
An attractive listed building of approximately 5,079 sq ft (GIA) and 3,574 sq ft (NIA), currently arranged as a self-contained office (Class E) over basement, ground and four upper floors. The building was last occupied as an office.

20-21 Southampton Place	Sq ft GIA	Sq m GIA	Sq ft NIA	Sq m NIA
Lower Ground	1,225	113.8	755	70.1
Ground Floor	1,237	114.9	745	69.2
First Floor	1,213	112.7	797	74.0
Second Floor	1,257	116.8	854	79.3
Third Floor	1,244	115.6	858	79.7
Fourth Floor	1,159	107.7	697	64.8
Total	7,335	681.5	4,706	437.1

22 Southampton Place	Sq ft GIA	Sq m GIA	Sq ft NIA	Sq m NIA
Lower Ground	853	79.2	618	57.4
Ground Floor	843	78.3	564	52.4
First Floor	856	79.5	640	59.5
Second Floor	864	80.3	649	60.3
Third Floor	872	81.0	668	62.1
Fourth Floor	791	73.5	435	40.4
Total	5,079	471.8	3,574	332.1

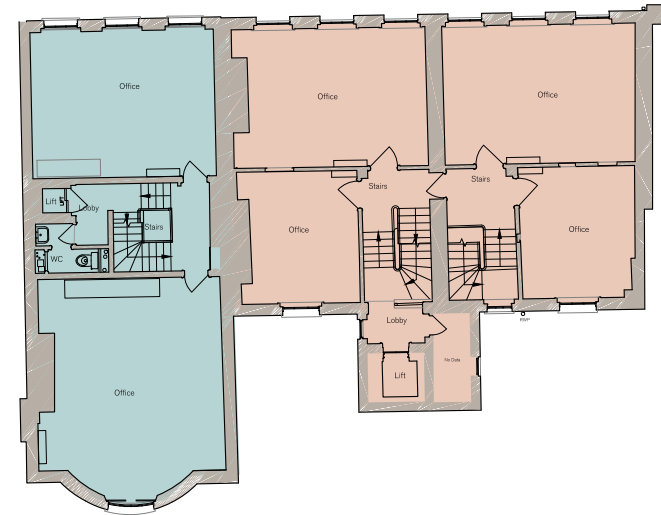


SOUTHAMPTON PLACE

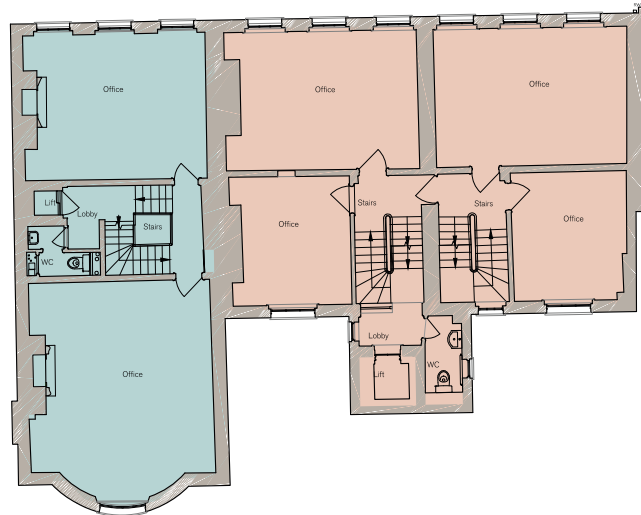


First floor

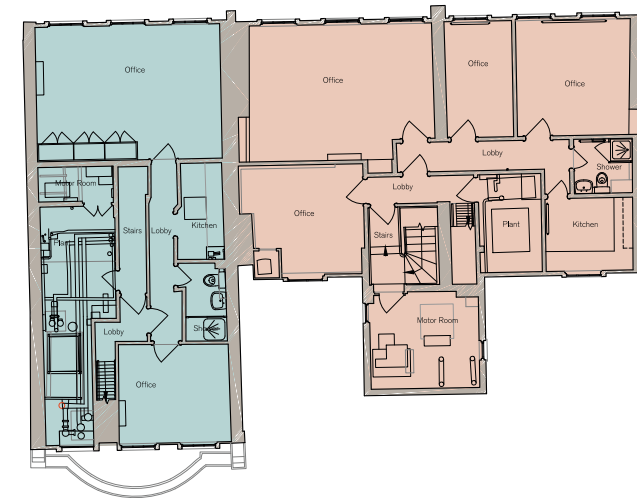
SOUTHAMPTON PLACE



Third floor



Second floor



Fourth floor

Existing floor plans and areas

46-47 Bloomsbury Square

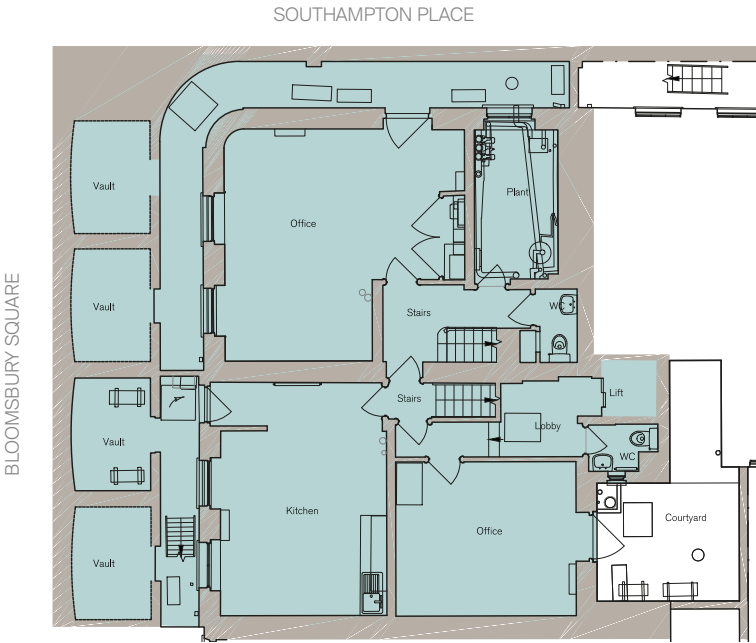
46-47 Bloomsbury Square

Grade II Listed

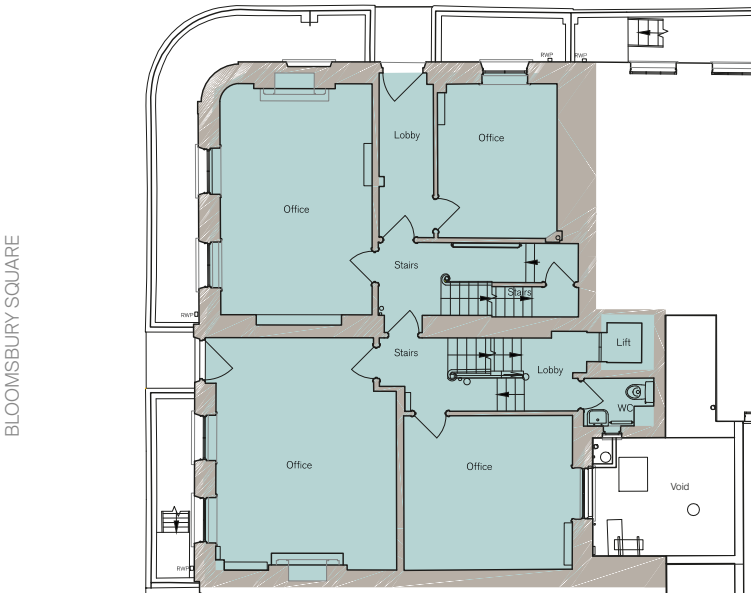
A pair of attractive interlinking listed buildings situated on the corner of Bloomsbury Square and Southampton Place. The properties are arranged over basement, ground and four upper floors, providing approximately 6,983 sq ft (GIA) and 4,996 sq ft (NIA). The buildings were last occupied as educational accommodation (Class F1(a)). The two properties are laterally connected at each floor level, while retaining their individual original staircases. Planning permission (2023/0224/P) was granted for change of use from educational use (Class F1(a)) to flexible education (Class F1(a)) or commercial and service use (Classes E).

46 - 47 Bloomsbury Square	Sq ft GIA	Sq m GIA	Sq ft NIA	Sq m NIA
Lower Ground	1,172	108.9	818	76.0
Ground Floor	1,173	109.0	781	72.6
First Floor	1,176	109.3	880	81.8
Second Floor	1,203	111.8	913	84.8
Third Floor	1,204	111.9	908	84.4
Fourth Floor	1,055	98.0	696	64.7
Total	6,983	648.9	4,996	464.3

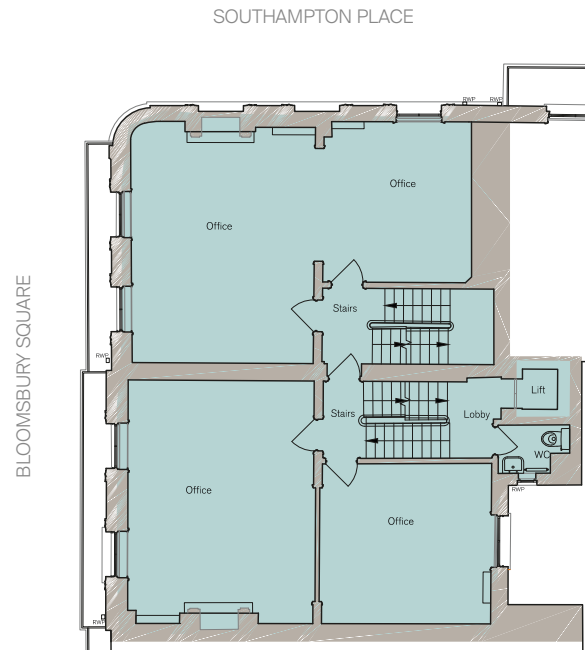
All three properties are currently vacant and partially stripped out, providing an opportunity for refurbishment, enhancement and potential repositioning, subject to the necessary planning and other consents.



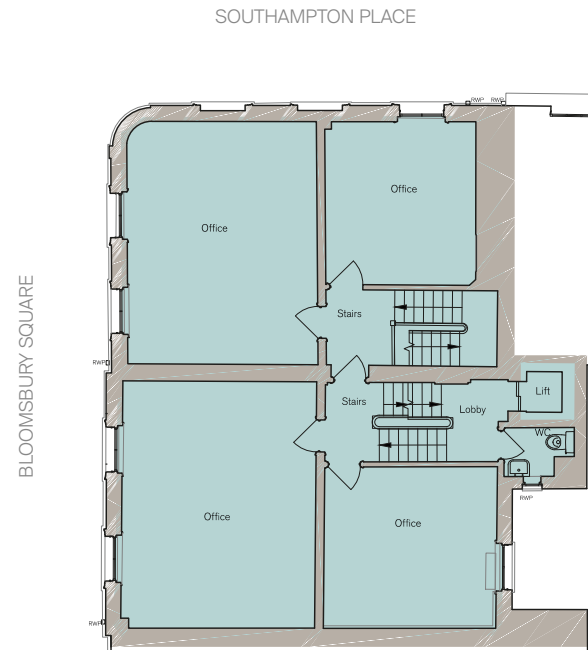
Lower ground floor



Ground floor



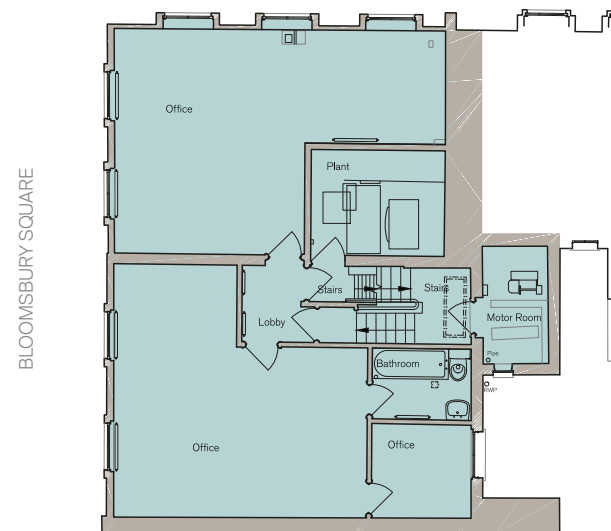
First floor



Third floor



Second floor



Fourth floor

Commercial asset management/ development potential

Each building offers commercial development potential and would suit a wide range of developers or owner-occupiers. Once refurbished, each building could be re-let within its existing use class or considered for a range of alternative uses subject to planning and usual consents.

From a commercial perspective, potential uses could include:



Office



Art gallery/
exhibition
space



Boutique
hotel



Public
library



Private
members'
club



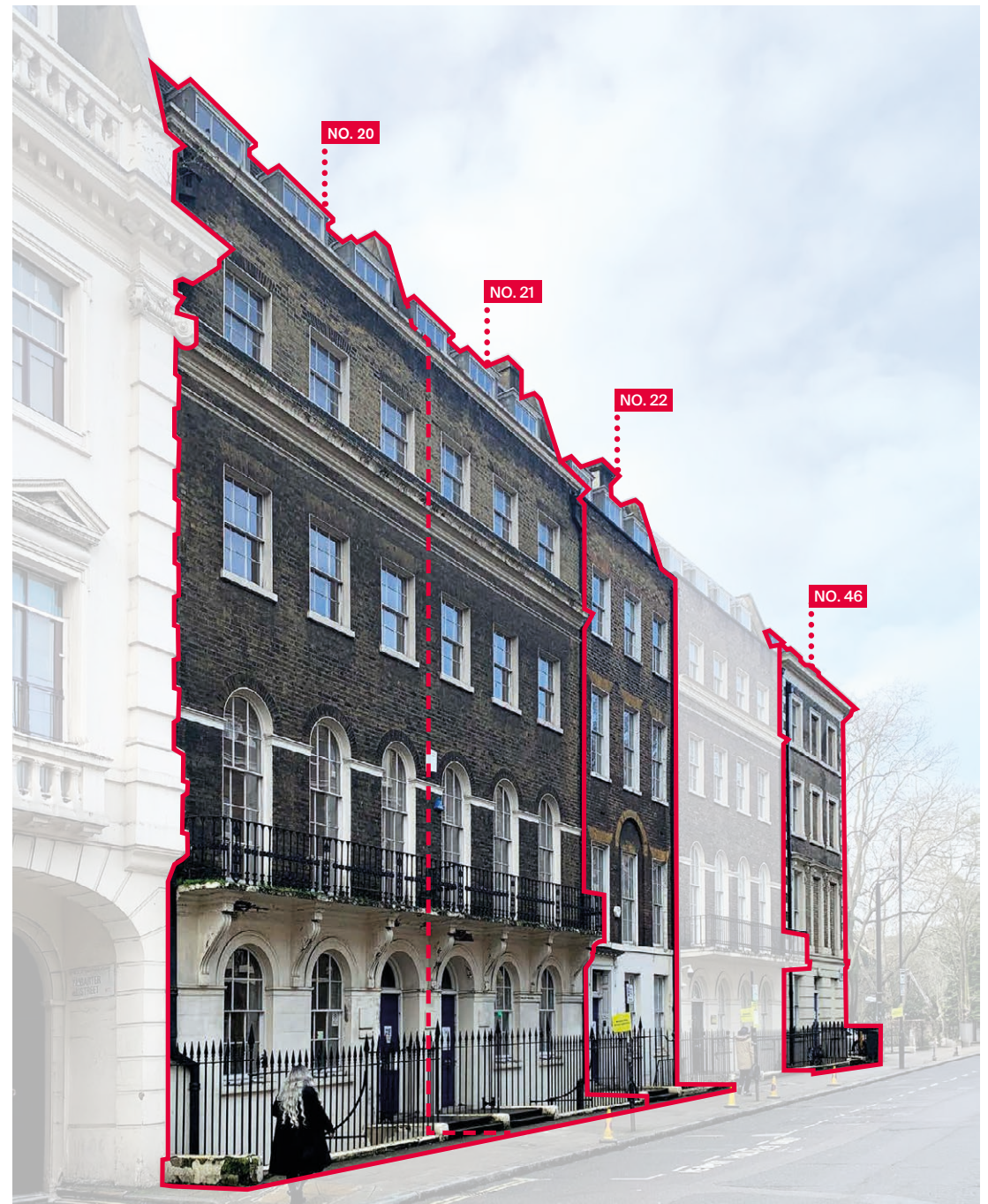
Medical/
dental
practice



Serviced
apartments



Other
sui generis
uses



Residential development potential

Planning

The three buildings have received positive pre-application feedback supporting residential conversion.

The proposals aim to convert the buildings into residential use, reflecting their original function. The works seek to enhance the buildings and their role as part of the Bloomsbury Conservation Area. This enhancement will be realised through a thoughtful refurbishment and conversion of the buildings to ensure that the high heritage value of the buildings is preserved and maintained whilst accommodating their future use and viability.

No 20-21 Southampton Place:

The Proposed Development at 20-21 Southampton Place aims to convert the building into 2 separate townhouses. This will reinstate the historic separation between the two buildings.

No 22 Southampton Place:

The Proposed Development at 22 Southampton Place aims to convert the building into 4 residential flats.

No 46-47 Bloomsbury Square:

The Proposed Development at 46-47 Bloomsbury Square seeks to create 2 separate townhouses. Like at 20-21 Southampton Place, this would reinstate the historic separation between the two buildings.

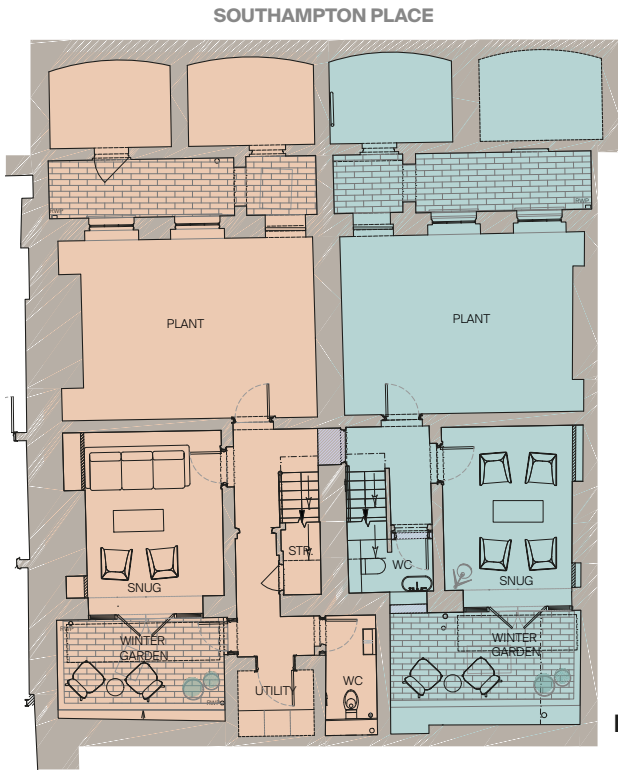
For further detail on each scheme, please refer to the 'P5 pre-app' in the dataroom. Please note the proposed areas should be taken from the brochure/ measured survey and not the pre-app.



Proposed residential plans: 20-21 Southampton Place

20 Southampton Place	Sq ft	Sq m
Lower Ground	367	34.1
Ground Floor	565	52.5
First Floor	519	48.2
Second Floor	547	50.8
Third Floor	547	50.8
Fourth Floor	488	45.3
Total	3,033	282

21 Southampton Place	Sq ft	Sq m
Lower Ground	459	42.6
Ground Floor	605	56.2
First Floor	602	55.9
Second Floor	608	56.5
Third Floor	580	53.9
Fourth Floor	503	46.7
Total	3,357	312

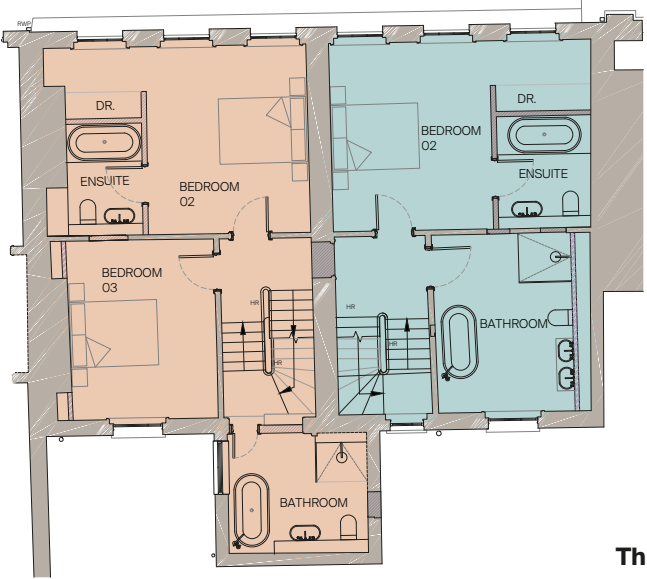


SOUTHAMPTON PLACE

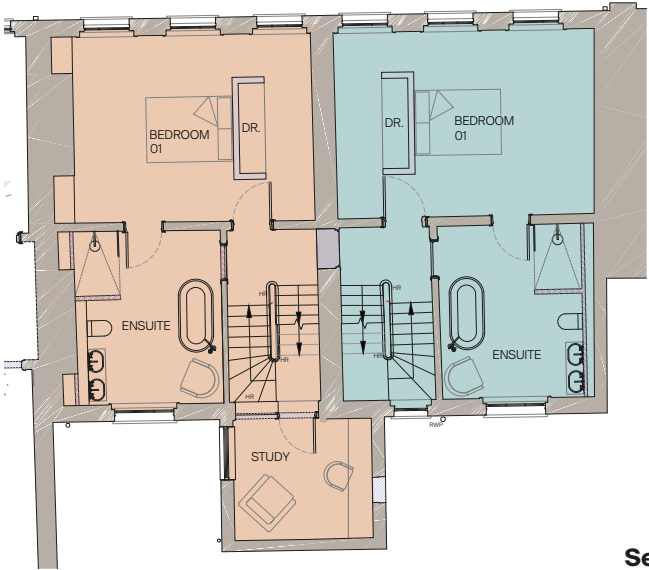


First floor

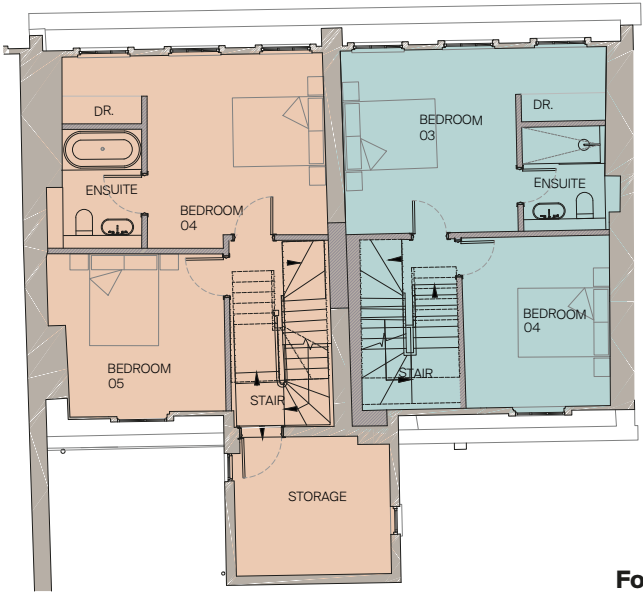
SOUTHAMPTON PLACE



Third floor



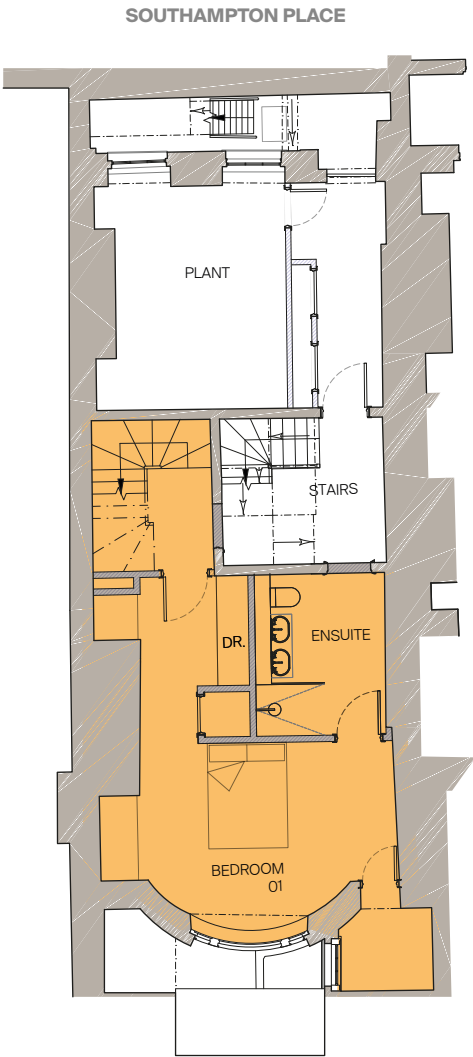
Second floor



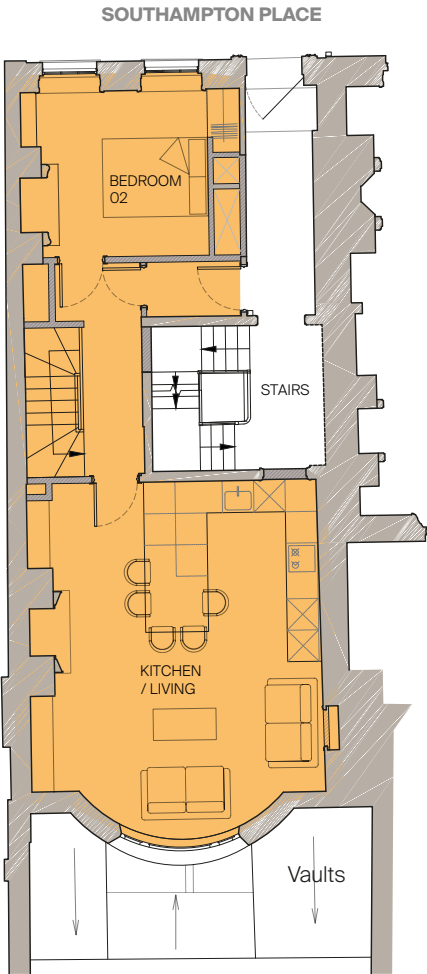
Fourth floor

Proposed residential plans: 22 Southampton Place

22 Southampton Place	Sq ft	Sq m
Lower Ground & Ground Floor - Apt. 1	1,015	94.3
First Floor - Apt. 2	663	61.6
Second Floor - Apt. 3	643	59.7
Third Floor & Fourth Floor - Apt. 4	1,527	141.9
Total	3,848	358

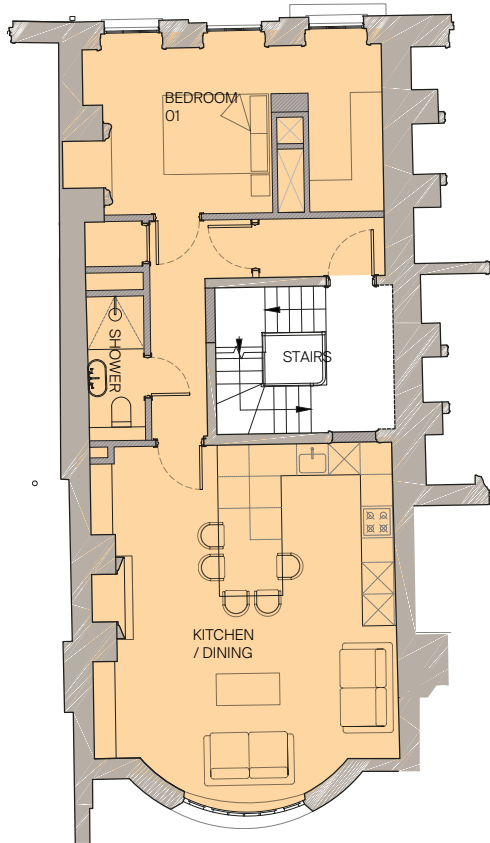


Lower ground floor



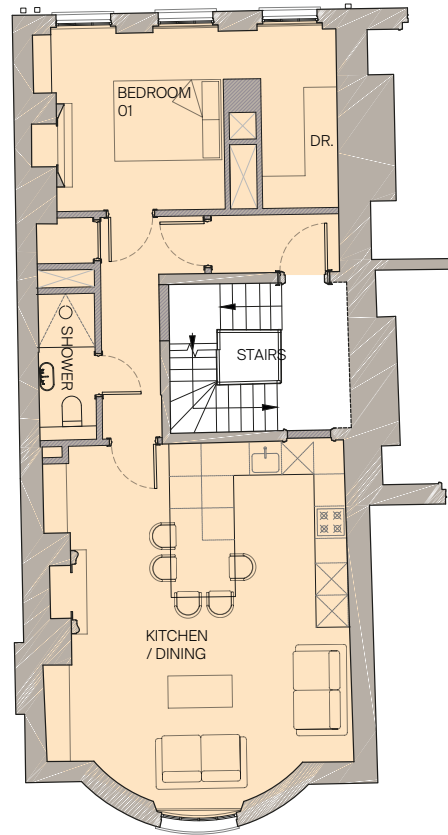
Ground floor

SOUTHAMPTON PLACE



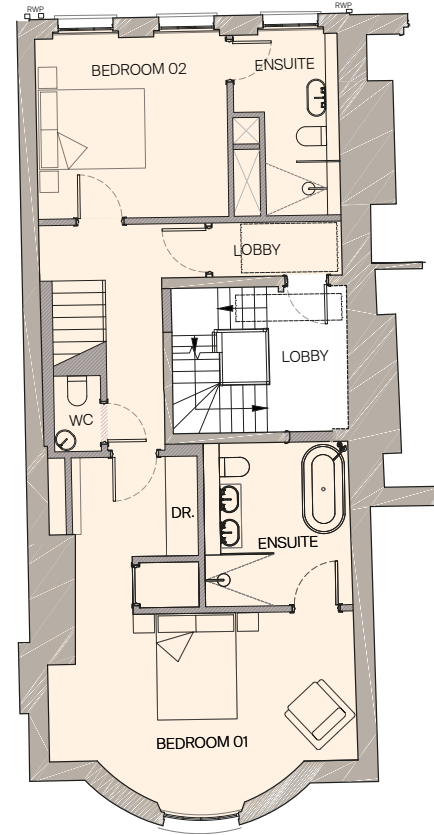
First floor

SOUTHAMPTON PLACE



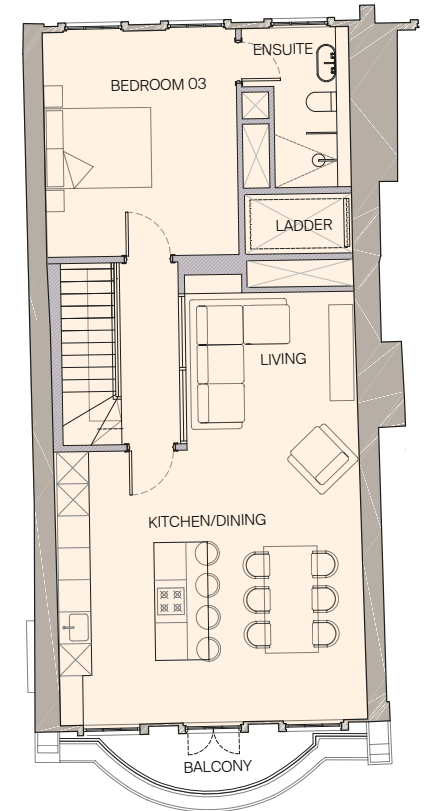
Second floor

SOUTHAMPTON PLACE



Third floor

SOUTHAMPTON PLACE

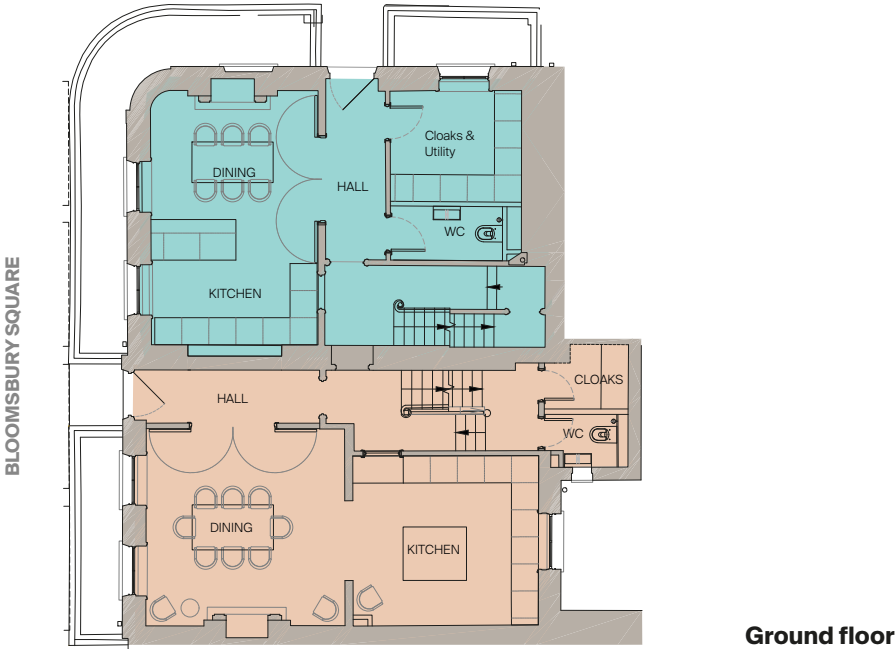
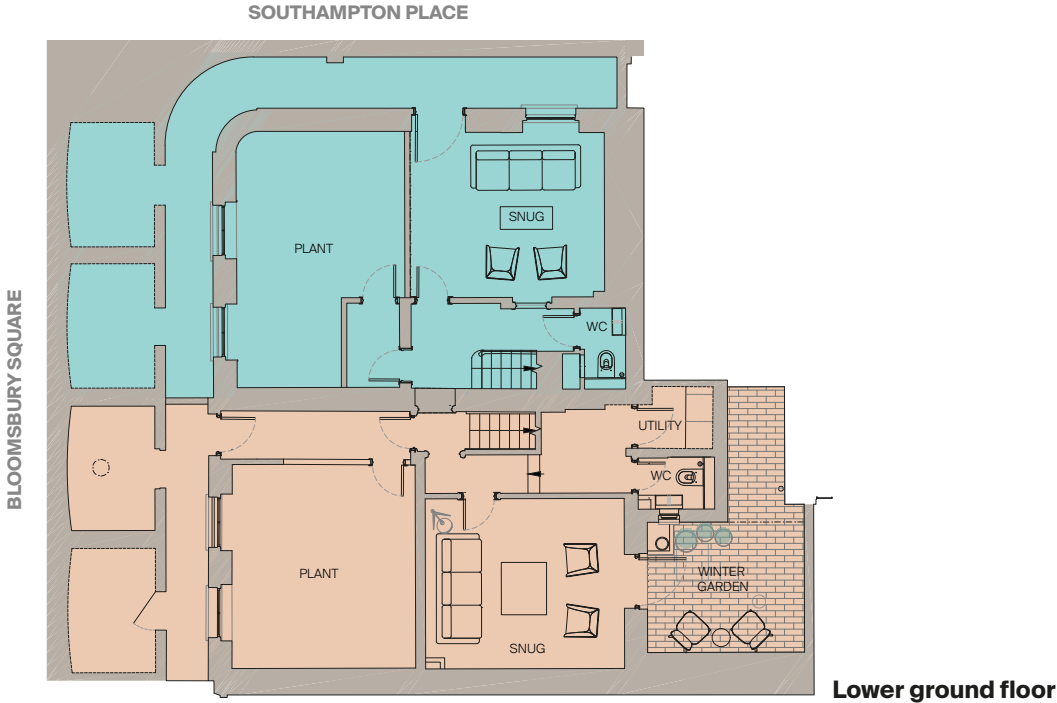


Fourth floor

Proposed residential plans: 46-47 Bloomsbury Square

46 Bloomsbury Square	Sq ft	Sq m
Lower Ground	214	19.9
Ground Floor	525	48.8
First Floor	525	48.8
Second Floor	533	49.5
Third Floor	533	49.5
Fourth Floor	452	42.0
Total	2,782	259

47 Bloomsbury Square	Sq ft	Sq m
Lower Ground	377	35.0
Ground Floor	586	54.4
First Floor	593	55.1
Second Floor	612	56.9
Third Floor	615	57.1
Fourth Floor	589	54.7
Total	3,371	313



SOUTHAMPTON PLACE

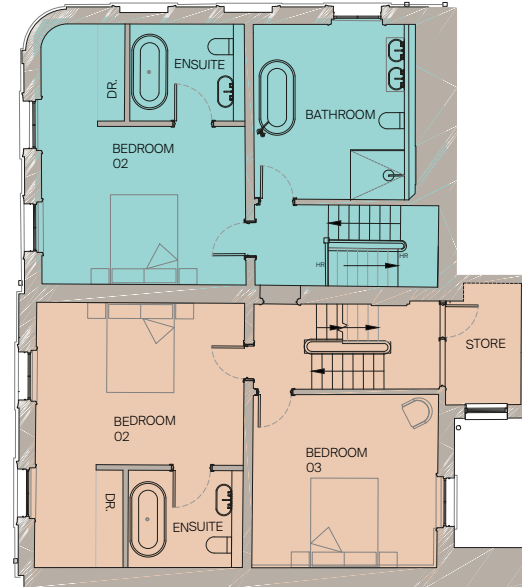
BLOOMSBURY SQUARE



First floor

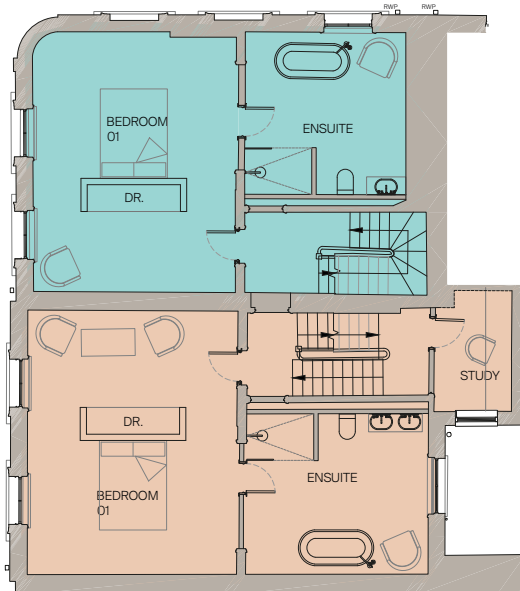
SOUTHAMPTON PLACE

BLOOMSBURY SQUARE



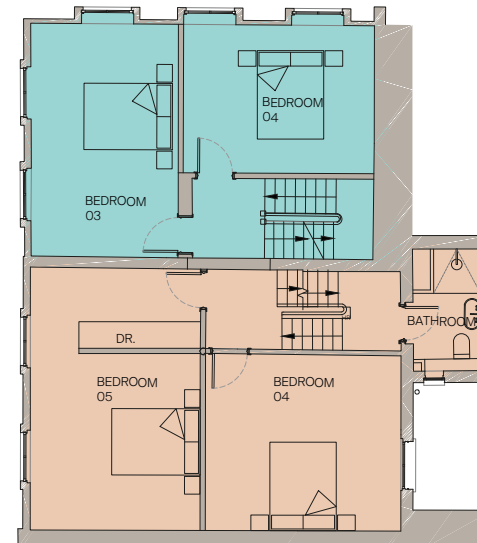
Third floor

BLOOMSBURY SQUARE



Second floor

BLOOMSBURY SQUARE



Fourth floor

20-21 Southampton Place



22 Southampton Place



46-47 Bloomsbury Square



Legal title and tenure

The properties are held Freehold under Title No. NGL942924 and will be sold with full vacant possession. The sales will be a transfer of part and the vendor will provide a land registry compliant plan before completion.

Services

It is our understanding that mains, water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for any proposed development.

AML

A successful bidder will be required to provide the necessary information to satisfy AML requirements.

Viewings

The site can be externally inspected from the public highway. The Property may be inspected internally strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

EPC

These are available to view on the dedicated website.

VAT

We confirm the properties are elected for VAT.

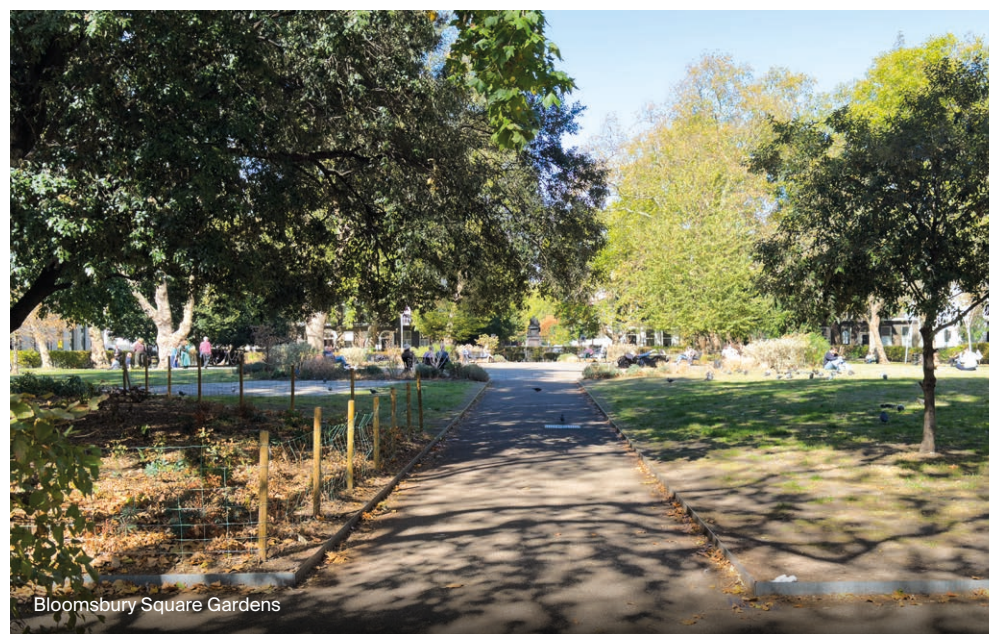
Method of sale

The Property is for sale by private treaty via informal tender.

Further information

Further information is available on our dataroom.

Please request access through the agents.



Contact us.



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Fixtures and Fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice

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Particulars dated October 2026. Photographs dated September 2026.

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