

London WC1N - 7 Great James Street, Holborn WC1N 3DF  
Freehold Grade II Listed Office Block with Residential Development Potential  
Planning previously granted in 2022 (now lapsed) for conversion into 5-Bed residential townhouse



BLUE ALPINE

PROPERTY CONSULTANTS





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### Investment Consideration:

- Purchase Price: £4,480,000
- SPV can be purchased to minimise stamp duty
- Vacant possession
- VAT is applicable to this property
- Comprises office block arranged over lower ground, ground, first, second, third and fourth floor
- Total gross internal area 501 sq m (5,392 sq ft)
- Planning previously granted in 2022 (now lapsed) for conversion into 5-Bed residential townhouse
- Additional residential development potential to convert into multiple residential units, STTP
- Situated in a sought after residential area in Holborn, convenient for shopping amenities, cafes and restaurants of the Brunswick Centre are nearby. The entertainment venues, theatres, and cinemas of the West End are also easily accessible, offering a vibrant lifestyle just moments away.
- Within 0.5 miles (15 min walk) from Farringdon Train Station, providing Elizabeth Line, Thameslink, Metropolitan, Circle and Hammersmith Lines.





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## Property Description:

Comprises Grade II Listed office block. Built circa 1721, Great James Street is considered one of London's finest Georgian streets, notable for its elegant period architecture and its rare, largely untouched condition since its original construction. The property provides the following accommodation and dimensions:

**Lower Ground Floor: 110 sq m (1,184 sq ft)**

Two rooms, kitchen, 2 WC's

**Ground Floor: 126 sq m (1,356 sq ft)**

Five rooms, patio area

**First Floor: 77 sq m (829 sq ft)**

Four rooms

**Second Floor: 76 sq m (818 sq ft)**

Four rooms

**Third Floor: 76 sq m (818 sq ft)**

Four room

**Fourth Floor: 36 sq m (387 sq ft)**

Room, 2 WCs

**Total GIA: 501 sq m (5,392 sq ft)**



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### Development Potential:

Planning previously granted (now lapsed) for Change of use of building from office (Class E) to residential (Class C3) to form a self-contained dwelling and erection of single storey rear extension with roof terrace above, providing the following accommodation and dimensions:

#### Lower Ground Floor:

Guest bedroom, gym, laundry room, plant room

#### Ground Floor:

Living room, dining room, kitchen, pantry, powder room

#### First Floor:

Reception room, study, powder room

#### Second Floor:

Master suite, 2 dressing rooms, en-suite

#### Third Floor:

2 en-suite bedrooms

#### Fourth Floor:

1 bedroom with bathroom

Additional residential development potential to convert into multiple residential units, subject to obtaining planning.





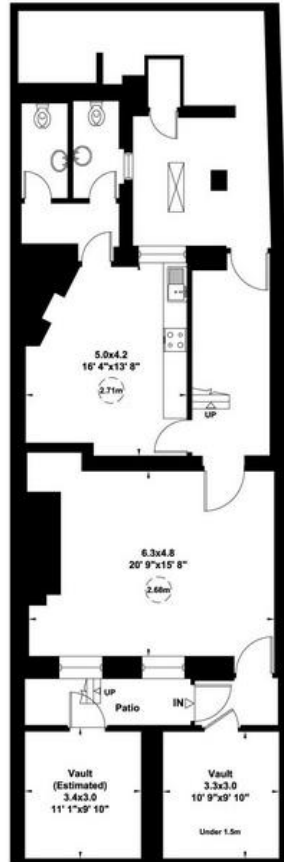
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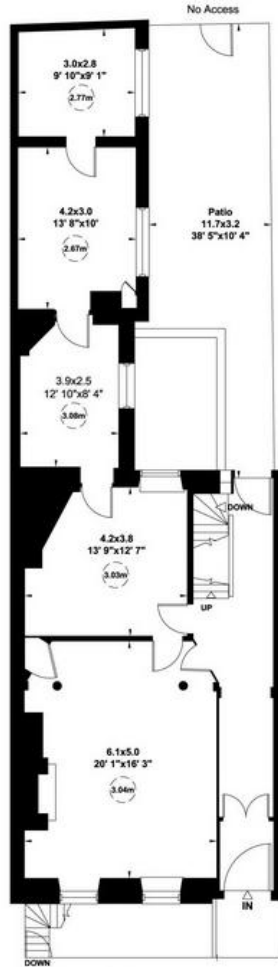
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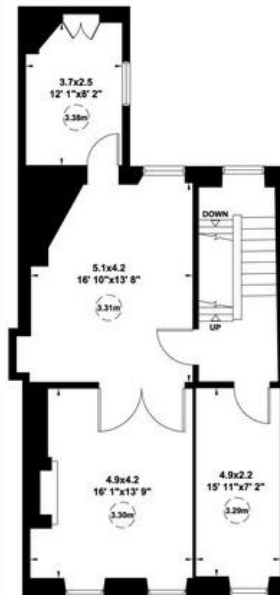
### Existing Plans



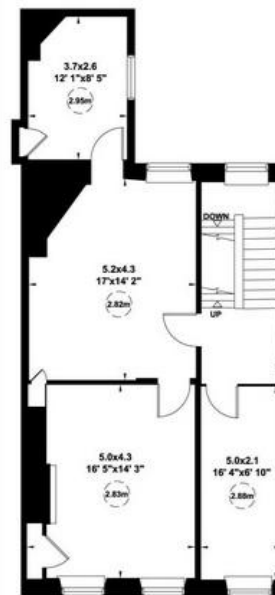
Lower Ground Floor



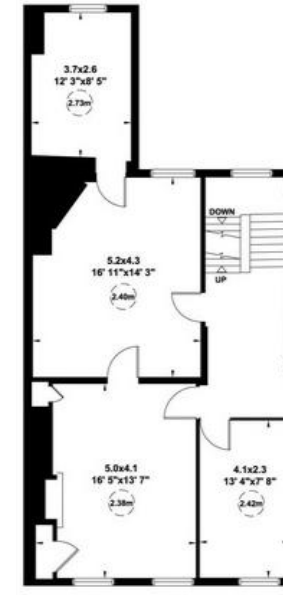
Ground Floor



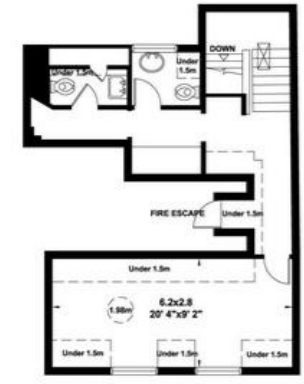
First Floor



Second Floor



Third Floor



Fourth Floor

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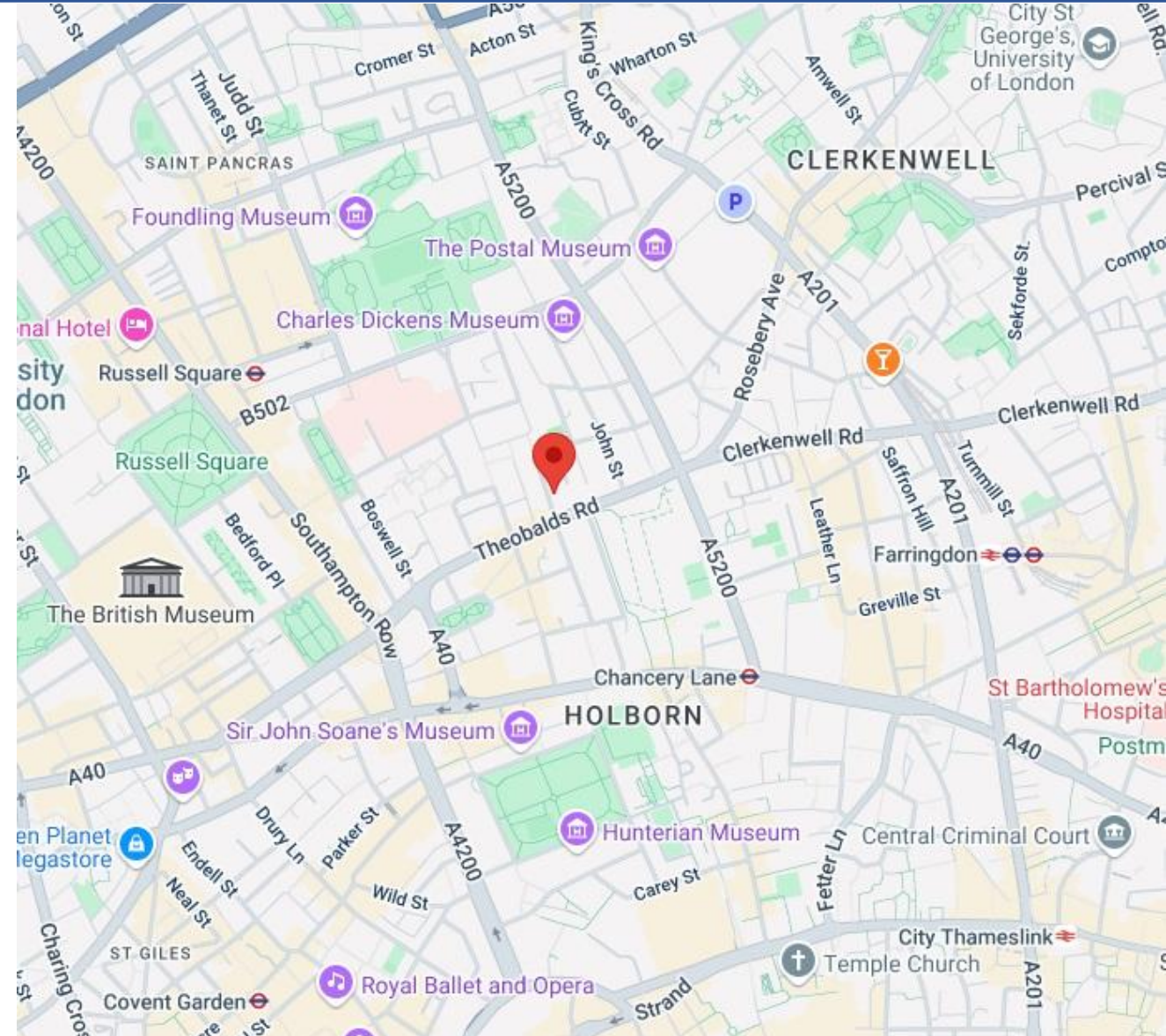
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### Location:

Situated in a sought after residential area in Holborn convenient for shopping amenities, cafes and restaurants of the Brunswick Centre are nearby. The entertainment venues, theatres, and cinemas of the West End are also easily accessible, offering a vibrant lifestyle just moments away. Within 0.5 miles (15 min walk) from Farringdon Train Station, providing Elizabeth Line, Thameslink, Metropolitan, Circle and Hammersmith Lines. Occupiers nearby include Café Nero, Pret a Manger, Co-Op Food, Restaurants, Takeaway and many more.



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## Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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