

Mixed-use freehold  
investment opportunity

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NORTH

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MEWS

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Bloomsbury  
London  
WC1N 2JP



# INVESTMENT HIGHLIGHTS

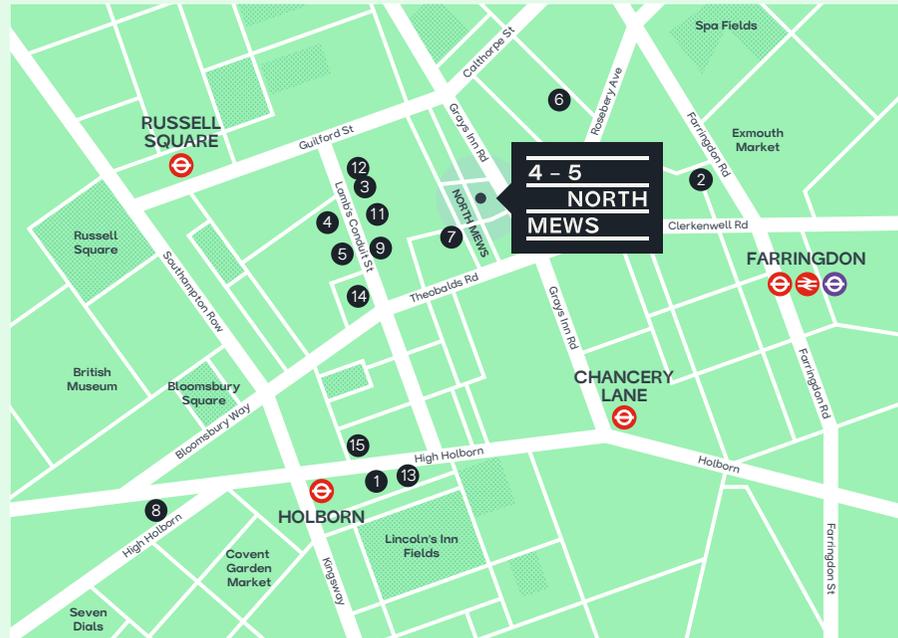
- Opportunity to purchase two mews properties, consisting of five flats and a small commercial unit in a prime London location.
- North Mews is located within close proximity to a number of tube and train stations providing excellent connectivity to the wider London area.
- The flats have been refurbished with new kitchens installed.
- Available Freehold and with Vacant Possession.
- Asset management opportunity for alternative uses on the office unit, subject to planning and any other required consents.
- Building not elected for VAT.
- The building extends to 5,635 sq ft GIA.
- Offers are invited for the freehold interest in the region of £4,000,000 (Subject to Contract).

# LOCATION

The property is located in the popular Bloomsbury area of Central London to the west of Grays Inn Road and benefits from excellent connections, both via public transport and road.

It is located within walking distance of Farringdon, Russell Square and Chancery Lane tube stations. King's Cross St Pancras and Euston train stations are located just over a mile away, providing national and international connections. Farringdon is also located on the Elizabeth Line providing direct access to towns West and East of central London.

There are a number of bus routes that run along Grays Inn Road, further enhancing the public transport options in the area.



## Local Amenities

- 1 Holborn Dining Room
- 2 The Piano Works
- 3 Oliver Spencer
- 4 Noble Rot
- 5 Folk
- 6 Mouse Tail Coffee
- 7 The Lady Ottoline
- 8 The Hoxton Hotel
- 9 La Fromagerie
- 10 Knockbox Coffee
- 11 Honey & Co
- 12 The Lamb
- 13 Rosewood Hotel
- 14 PureGym Holborn
- 15 Gymbox



Russell Square



12 MINS 

Farringdon



14 MINS 

Chancery Lane



8 MINS 

Holborn



13 MINS 



# THE BUILDING

The property comprises two adjacent Victorian mews buildings which were extensively refurbished around 2 years ago. The commercial unit is self-contained, arranged over the ground and lower ground floors and has its own separate entrance onto the street.

The upper floors are arranged as five self-contained apartments which have been finished to modern specifications, including new kitchens installed. These consist of four x 1 bedrooms and one x 3 bedroom apartment.

The building is available with Vacant Possession throughout. VAT is not elected on the building.



4 North Mews – 2nd floor flat bedroom



5 North Mews – 2nd floor flat bathroom



4 North Mews – 1st floor living area



4 North Mews – 1st floor flat kitchen

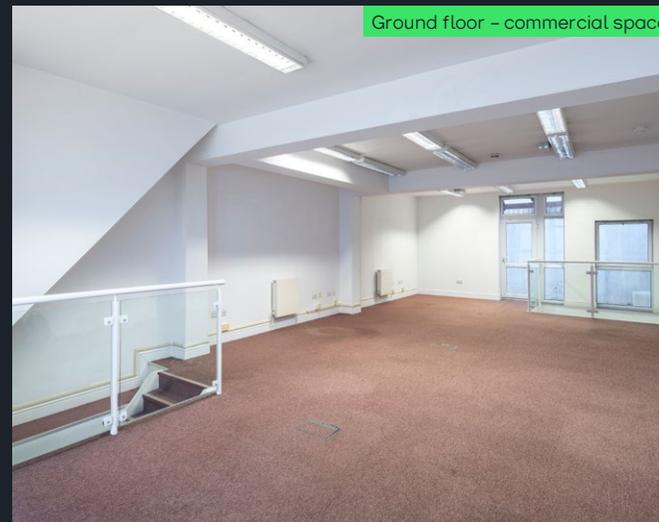
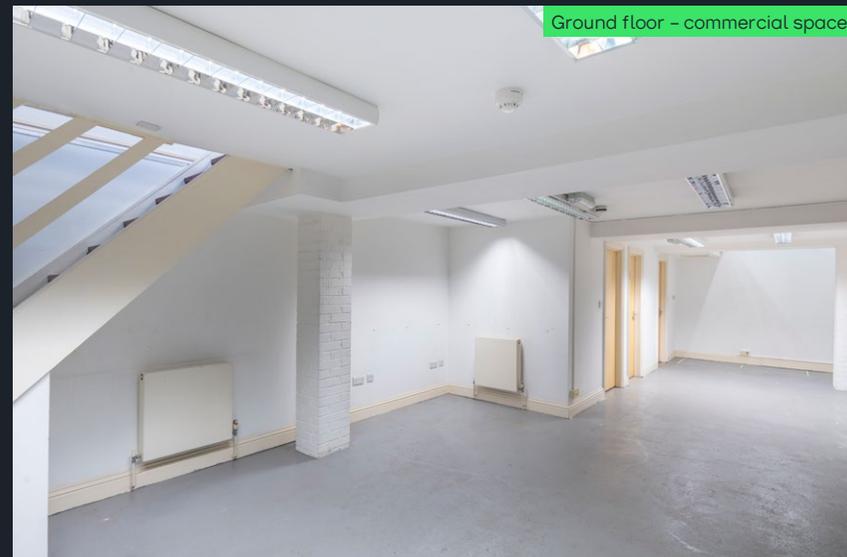
# ACCOMMODATION

The gross internal floor areas are as follows:

Floor	Description	sq ft	sq m
Third	No.5 – 3-bed, two bath	1,166	108.3
Second	No.5 – 1-bed, one bath	414	38.5
Second	No.4 – 1-bed, one bath	661	61.4
First	No.5 – 1-bed, one bath	403	37.4
First	No.4 – 1-bed, one bath	629	58.5
Ground	Office	1,316	122.2
Lower Ground	Storage/staff amenities	585	54.4
<b>Total GIA*</b>		<b>5,174</b>	<b>480.7</b>

\*The building has a total GIA of 5,635 sq ft or 523.5 sq m including the residential communal circulation space.

The office and storage space on the Ground and Lower Ground Floor has a combined NIA of 1,589 sq ft or 147.6 sq m.



# FLOOR PLANS

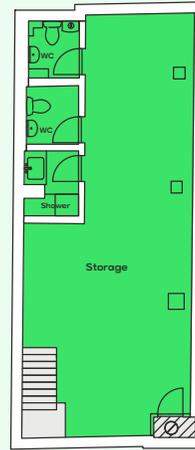
- 4 North Mews
- 5 North Mews
- Core



Floor plans for indicative purposes only.  
Not to scale.

**Lower Ground Floor**  
Storage / staff amenities

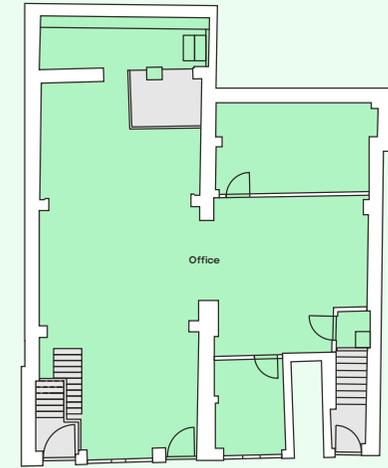
585 sq ft (GIA)



North Mews

**Ground Floor**  
Office

1,316 sq ft (GIA)

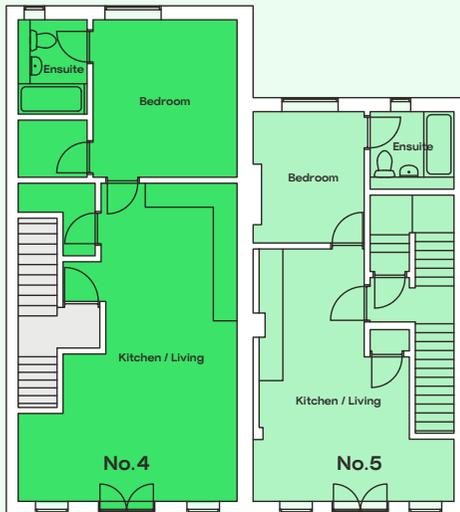


North Mews

**First Floor**

4 North Mews  
5 North Mews

629 sq ft (GIA)  
403 sq ft (GIA)

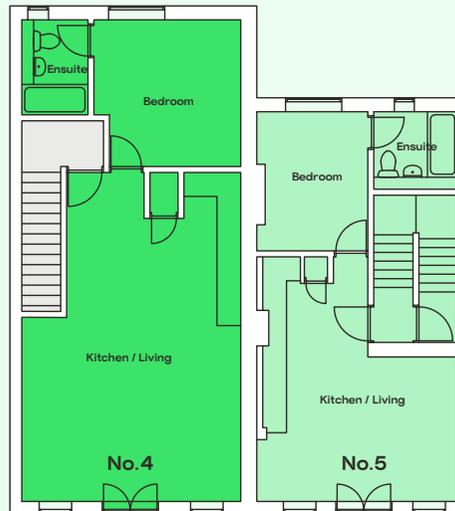


North Mews

**Second Floor**

4 North Mews  
5 North Mews

661 sq ft (GIA)  
414 sq ft (GIA)

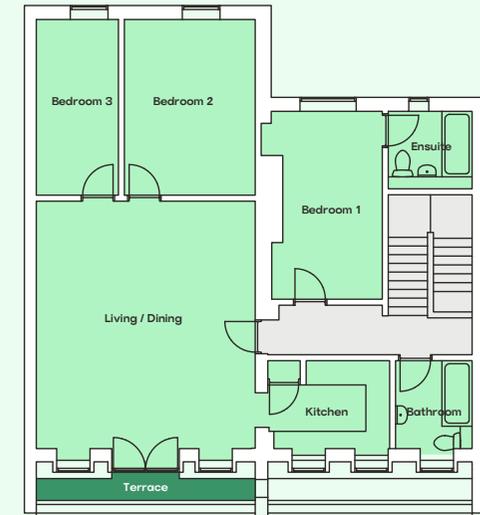


North Mews

**Third Floor**

5 North Mews

1,166 sq ft (GIA)



North Mews

# FURTHER INFORMATION

## Tenure

The property is held freehold under title number: NGL909379

## EPC Ratings

Upon request.

## VAT

The property is not elected for VAT.

## Planning

The Ground and Lower Ground Floors benefit from Use Class E.

The First to Third-floor benefit from Use Class C3.

Located in the London Borough of Camden.

## Proposal

Offers are invited for the freehold interest in the region of £4,000,000 (Subject to Contract).



## Contact

Strictly through the sole selling agents.



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Misrepresentations Act 1967 – Whist all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. March 2024.