



LDG

GRAYS INN ROAD

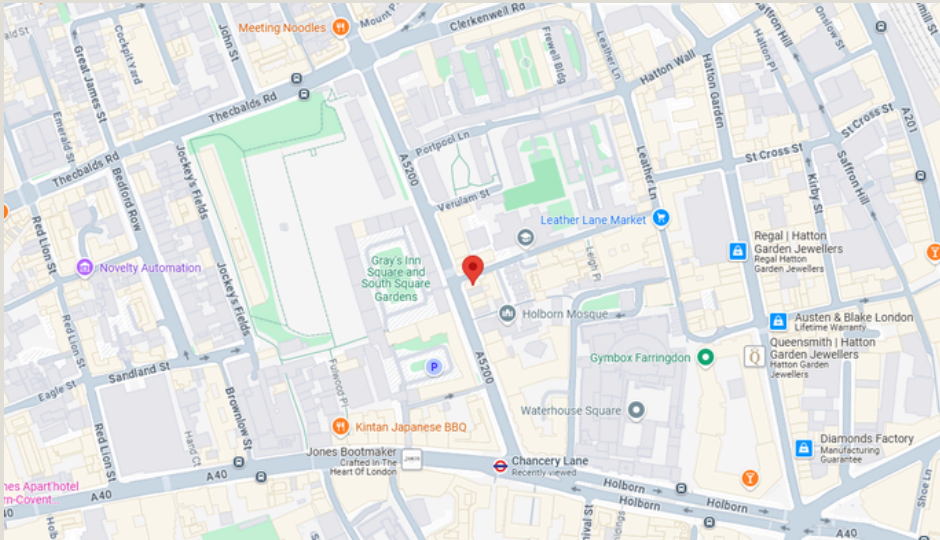
£4,650,000 STC

MIXED-USE INCOME
PRODUCING BUILDING
FOR SALE



Grays Inn Road





Flat	EPC Rating	EPC Score
Flat 1	C	77
Flat 2	C	77
Flat 3	C	79
Flat 4	C	80
Flat 5	C	77
Flat 6	C	76



ADDRESS

Grays Inn Road, Bloomsbury, London

POSTCODE

WC1X 8LR

THE SPACE

An attractive Freehold investment opportunity situated on a prominent corner position in Holborn / Bloomsbury borders. The property comprises six residential apartments - 2x two-bedroom, and 4x one-bedroom flats. The apartments have been consistency let on long-term tenancies, with minimal void periods.

The commercial unit spans approximately 1,900 sq ft and is let to Konditor, a renowned patisserie brand that has occupied the space for over a decade. A new 10-year lease has recently been agreed, securing long-term income. Offering a strong blend of residential income and a solid commercial covenant, this is an opportunity to acquire a low-maintenance, income-generating asset.

ACCOMMODATION & FEATURES

Residential	2835 sq.ft
Commercial	1906 sq.ft
Total	4741 sq.ft

- Residential apartments fully tenanted on ASTs
- Tenants pay utility bills and council tax
- Current income £257,720 pa
- Corner location
- High footfall
- Held as an SPV
- A new Commercial Lease outside of the 1954 Act

PRICE

£4,650,000, stc.

TENURE

Freehold

ON YOUR DOORSTEP

Konditor

Catalyst

Prufrock Coffee

Attendant Coffee

Kitchen Theory

COMMUTE

Chancery Lane Underground

Farringdon

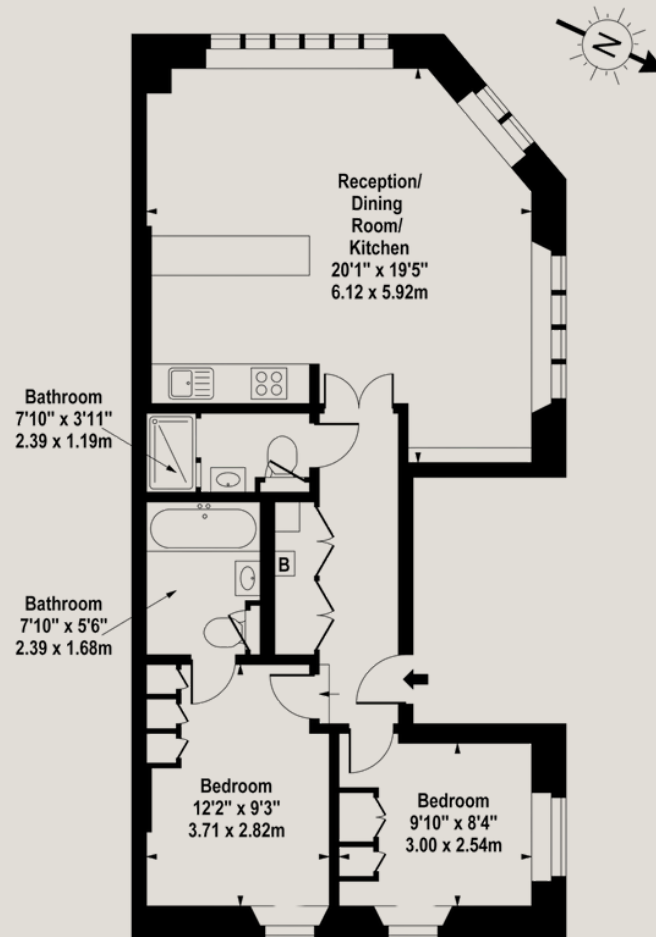
Holborn Underground



Unit	Konditor	Flat 1	Flat 2	Flat 3	Flat 4	Flat 5	Flat 6	Gross Income
Floor	G + LG	1st	2nd	3rd	3rd	4th	4th	
Accommodation	Retail Unit	2 Bed 2 Bath	2 Bed 2 Bath	1 Bed 1 Bath	1 Bed 1 Bath	1 Bed 1 Bath	1 Bed 1 Bath	
Sq M	177	66.42	66.42	32.05	33.44	32.05	32.98	
Sq FT	1,906	715	715	345	360	345	355	
Lease Dates	Renewal Agreed	14.10.25	02.10.24	28.03.23	28.05.21	08.07.22	25.09.23	
	10 year lease	13.10.26	01.10.26	27.03.26	27.05.26	07.07.26	28.08.26	
Annual Income	£55,800	£48,600.00	£43,680.00	£27,040.00	£26,400.00	£28,600.00	£27,600.00	£257,720.00

First Floor - Flat 1

Approx. 715 sq. feet (66.42 sq. metres)

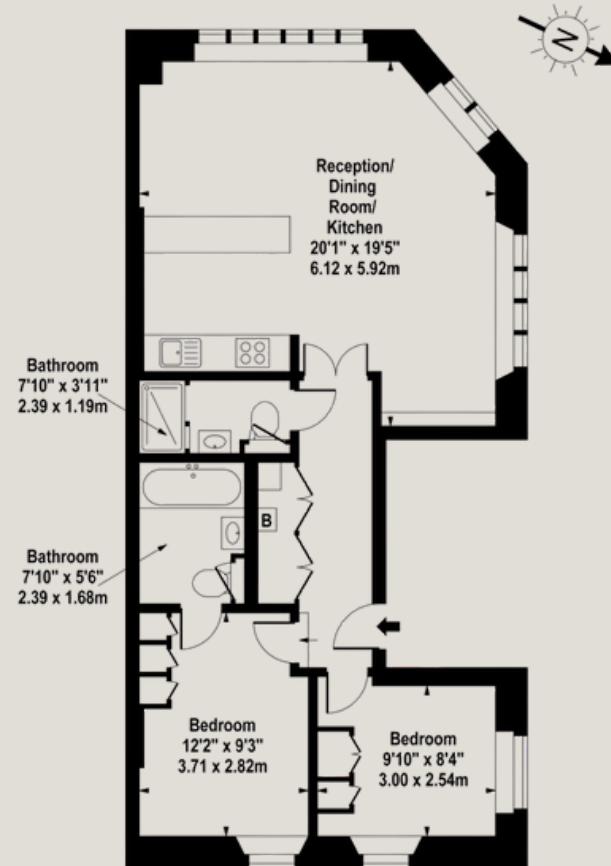


First Floor

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
 Ref. No. 001714

Second Floor - Flat 2

Approx. 715 sq. feet (66.42 sq. metres)

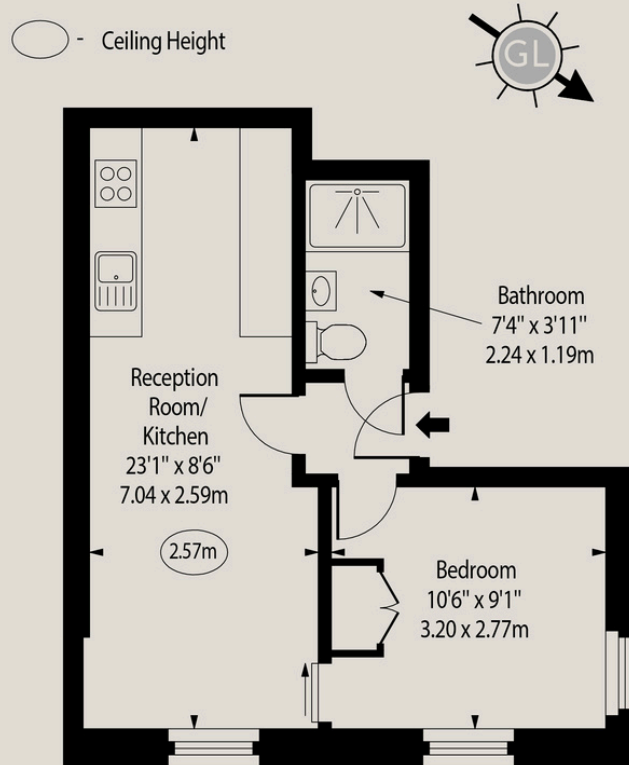


For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
 Ref. No. 001714

Grays Inn Road

Third Floor - Flat 3

Gross Internal Area 345 sq. feet (32.05 sq. metres)



Third Floor

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

www.goldlens.co.uk

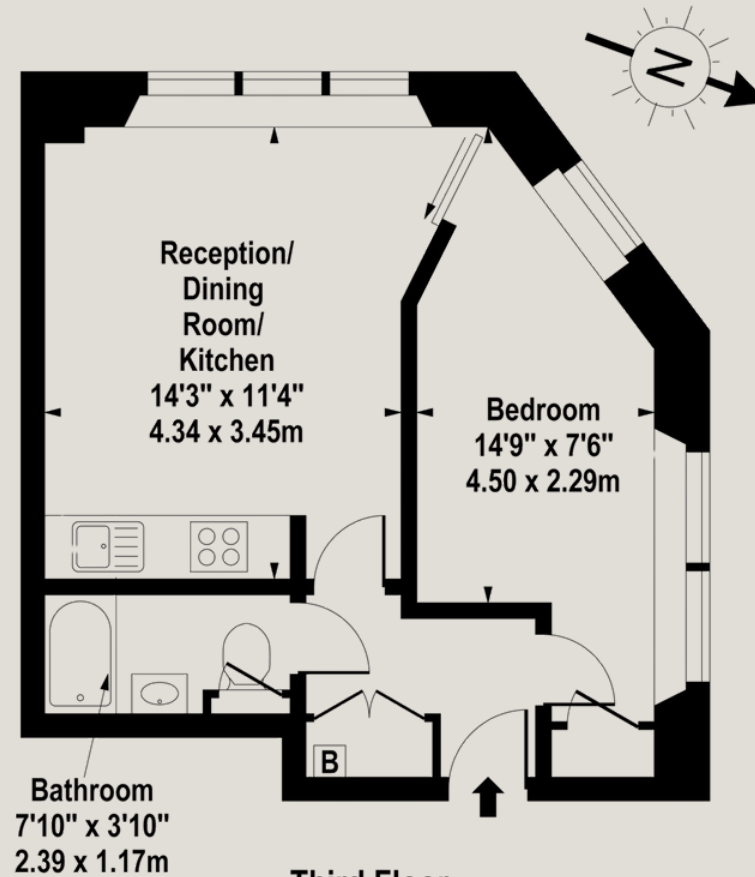
Ref. No. 028149K

Grays Inn Road



Third Floor - Flat 4

Approx. 360 sq. feet (33.44 sq. metres)



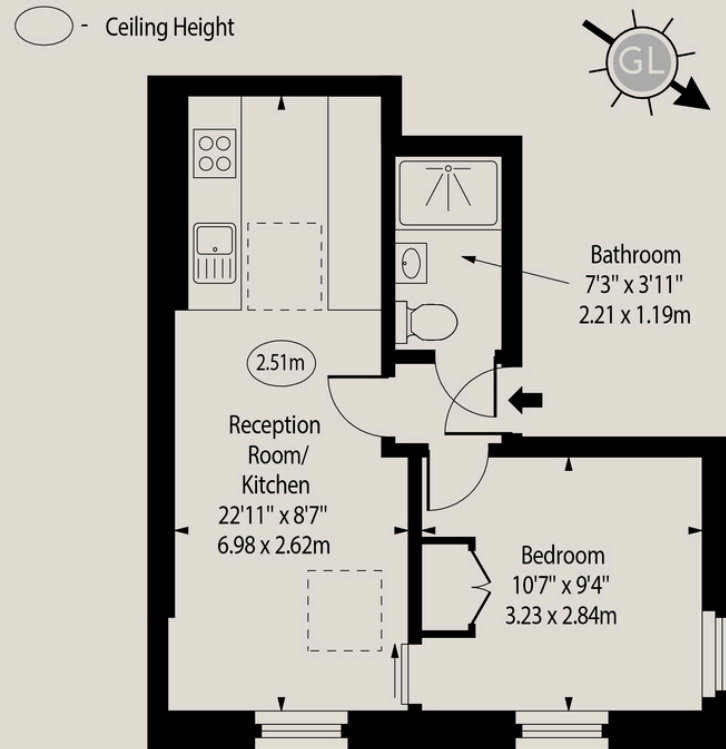
Third Floor

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 001713

Grays Inn Road

Fourth Floor - Flat 5

Gross Internal Area 345 sq. feet (32.05 sq. metres)



Fourth Floor

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

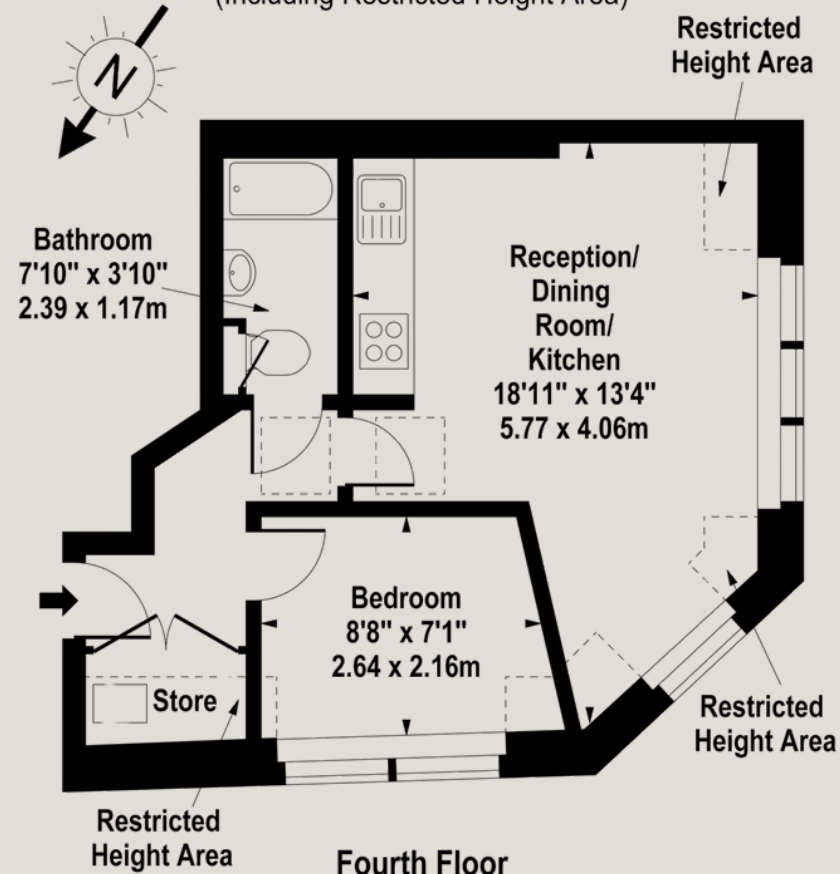
www.goldlens.co.uk

Ref. No. 028150K



Fourth Floor - Flat 6

Approx. 355 sq. feet (32.98 sq. metres)
(Including Restricted Height Area)



For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 004743M

Grays Inn Road



Ready to talk?



Ben Everest

E: ben@ldg.co.uk

M: 07944 967 637



Daniel Castle

E: daniel@ldg.co.uk

M: 07502 224 861



David Caldiera

E: david@ldg.co.uk

M: 07368 333 545

Grays Inn Road