

lot 7

Rent
£9,750
per annum
exclusive
together with
Vacant
Possession of
155.24 sq m
(1,671 sq ft) GIA

7 Bell Yard City of Westminster, London WC2A 2JR

Freehold Office/Dental Surgery

- Prestigious city centre location
- Majority offered with Vacant Possession
- Future redevelopment potential (subject to consents)
- Located in the heart of London's Legal District opposite The Royal Courts of Justice
- Total approximate GIA of 197.75 sq m (2,129 sq ft)
- Six Week Completion



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Location

Miles: 0.8 miles east of Covent Garden
 0.9 miles to Trafalgar Square

Roads: A4

Rail: Temple Underground (Circle & District Line), Chancery Lane
 Underground (Central Line), City Thameslink Rail

Air: London City Airport

Situation

The property is situated in a prime location on the border of the City of London on the eastern side of Bell Yard, close to its junction with the Strand and directly opposite The Royal Courts of Justice. Bell Yard is home to a number of Barristers' chambers and firms of Solicitors, being located in the heart of London's legal district between the Inns of Court.

Description

The property comprises office accommodation over basement, ground, first, part third and fourth floors. There is a dental surgery with reception area on the second and part third floor.

Tenure

Freehold

VAT

VAT is not applicable to this lot.

Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas. Telephone: +44 (0)20 7034 4857.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx GIA)	Tenant	Term	Rent p.a.x.	Reversion
Basement	Office	41.28 sq m (444 sq ft)	VACANT POSSESSION (formerly 7 Bell Yard Chambers)			
Ground	Office	31.98 sq m (344 sq ft)				
First	Office	30.73 sq m (331 sq ft)				
Part Third	Office	20.40 sq m (220 sq ft)				
Fourth	Office	30.85 sq m (332 sq ft)				
Second	Dental Surgery/ Reception	31.29 sq m (337 sq ft)	INDIVIDUAL (t/a Bell Yard Dental Surgery) (1)	5 years from 26/03/2010 to 25/03/2015	£9,750	25/03/2015
Part Third		11.22 sq m (121 sq ft)				

Totals 197.75 sq m (2,129 sq ft) £9,750 together with Vacant Possession of 155.24 sq m (1,671 sq ft) GIA

(1) Established over 20 years, Bell Yard Dental Surgery are specialists in dental care and treatment (Source: www.bellyard-citydentist.co.uk)

For further details please contact:

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