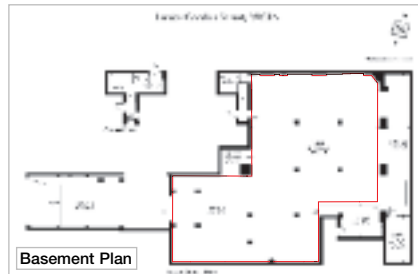


## London WC1N Car Park/Storage Area, 20-26 Lamb's Conduit Street, Bloomsbury WC1N 3LE

- A Virtual Freehold Lower Ground Floor Car Park/Storage Area Extending (GIA) to Approximately 271.94 sq m (2,927 sq ft)
- Potential for Various Uses, subject to obtaining all necessary consents

### Vacant Possession

**SEVEN WEEK COMPLETION  
AVAILABLE**



#### To View

The property will be open for viewing every Tuesday from 10.30 – 11.30 a.m. and Thursday between 4.00 – 5.00 p.m. (Ref: WT & HM).

#### Joint Auctioneer

Michael Laurie Kaye Ltd (Ref: MK).  
Tel: 0207 629 1177.  
Email: m@mlk.co.uk

#### Seller's Solicitor

Messrs Fladgate LLP (Ref: AW).  
Tel: 0203 036 7233.  
Email: awallace@fladgate.com

**VACANT – Virtual Freehold Car  
Park/Storage Area**



#### Tenure

Virtual Freehold. The property is held on a lease for a term of 999 years from 11th December 2003 (thus having approximately 986 years unexpired) at a peppercorn ground rent.

#### Location

The property is located on the east side of Lamb's Conduit Street, on the corner of its intersection with Richbell Place. Coram's Fields Playground and Park and Brunswick Square Garden are a short walk to the north. Great Ormond Street Hospital, University College London and Lincoln's Inn Fields are within reach. Underground services run from Russell Square Station (Piccadilly Line) and Holborn Station (Central and Piccadilly Lines). Rail services are available nearby to the north from both King's Cross and Euston.

#### Description

The property comprises a virtual freehold lower ground floor car parking/storage area extending to approximately 271.94 sq m (2,927 sq ft). The property has vehicular access via a shared ramp, at the corner of Richbell Place and Emerald Street. **There is also a separate pedestrian street access on Richbell Place.** The car park is not suitable for all cars.

#### Accommodation

Site Area Approximately 271.94 sq m (2,927 sq ft)

#### Planning

Local Planning Authority: Camden Council.  
Tel: 0207 974 4444.

The property may afford potential for various uses, subject to obtaining all necessary consents.

#### VAT

VAT is applicable to this lot.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allisop.co.uk](http://www.allisop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.