

# Lot 3, 9 Little Turnstile, London, WC1V 7DX

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



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## Property Information

### Central London Retail and Office Investment

- Highly sought after City of London location
- Ground & basement floors let to a Health Spa until 2031
- Two self-contained residential flats above
- Within walking distance of Holborn, Tottenham Court Road and Chancery Lane underground stations
- Total Approx. floor area of 87.53 sq. m. (941 sq. ft)
- Nearby occupiers include Costa Coffee, McDonalds, Pret A Manger, Nando's, Sainsbury's and Little Waitrose
- VAT free investment

**Lot**  
3

**Auction**  
16th July 2026

**Rent**  
£63,020 per Annum Exclusive

**Status**  
Available

**Sector**  
Retail, Office

**Auction Venue**  
Live Streamed Auction

### Location

**Miles** 400 metres south east of the British Museum, 500 metres west of the City of London, 0.5 miles north east of Covent Garden

**Roads** A40, A4200

**Rail** Holborn Underground Station (Central & Piccadilly Line)

**Air** London City Airport, London Heathrow

### Situation

The property is situated on Little Turnstile in the heart of Midtown, one of Central London's most established mixed-use locations. Holborn Underground Station (Central and Piccadilly lines) is within a short walk, while Tottenham Court Road (Central, Northern and Elizabeth lines) and Chancery Lane (Central line) are also nearby, providing excellent connectivity across London. Covent Garden, the British Museum and the West End are all within easy walking distance. The surrounding area is home to major office occupiers including Google, Amazon, Warner Bros. Discovery and Deloitte whilst other nearby occupiers include Costa Coffee, McDonalds, Pret A Manger, Nando's, Sainsbury's and Little Waitrose.

### Tenure

Freehold.

### Description

The property comprises a mixed-use building with commercial accommodation on the basement and ground floors and two self-contained flats on the first, second and third floors.

### VAT

VAT is not applicable to this lot.

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement	Retail Ancillary	23.50 12.30	(252) (132)	INDIVIDUAL (1/a Health First Spa)	15 years from 24/07/2016	£24,500	25/07/2026
First	Studio flat	8.54	(92)	INDIVIDUAL	Let on Periodic Tenancy	£15,120	
Second/Third	1 bed flat	43.19	(465)	INDIVIDUAL	Let on Periodic Tenancy	£23,400	
<b>Total</b>		<b>87.53</b>	<b>(941)</b>			<b>£63,020</b>	

N.B. The commercial floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

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## Contacts

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