

# Lot 4, 7-8 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For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)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
- Includes a ground floor cafe with offices on the basement, first, second and third floors
- Entirely let to 5 tenants
- Within walking distance of Holborn, Tottenham Court Road and Chancery Lane underground stations
- Total approx. area of 157.48 sq m (1,695 sq ft)
- Future change of use potential of the upper floors
- Nearby occupiers include Costa Coffee, McDonalds, Pret A Manger, Nando's, Sainsbury's and Little Waitrose.

**Lot**  
4

**Auction**  
16th July 2026

**Rent**  
£58,500 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 commercial building with accommodation on the basement, ground, first, second and third floors.

### VAT

VAT is 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	Retail	41.29	(444)	ENVER ALIU (t/a Little Venice Cafe)	30 years from 12/05/2009	£27,500	29/09/2029 29/09/2034
Basement	Office	41.29	(444)	RENTOKIL INITIAL LTD	14 years from 05/02/2013	£6,500	-
First	Office	24.90	(268)	TOBY HOLDINGS LTD	3 years from 01/02/2024	£8,500	-
Second	Office	27.30	(293)	HOME VETS LONDON LIMITED	5 years from 18/10/2022	£7,500	-
Third	Office	22.70	(244)	MARCIA REGINA CRACCO	16 years from 05/11/2012 (1)	£8,500	-
<b>Total</b>		<b>157.48</b>	<b>(1,695)</b>			<b>£58,500</b>	

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

(1) The lease is subject to a tenant option to determine on 05/05/2027

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## Contacts

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