

**Lot 13, 7 Bell Yard, Temple, London,
WC2A 2JR**

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



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Property Information

Central London Freehold Office Investment

- Highly sought after Central London location
- Attractive 5 storey office building
- Total approx. area of 145.20 sq m (1,562 sq ft)
- Future change of use potential of the upper floors (subject to consents)
- 40 metres from the Strand
- Located in the heart of London's Legal District opposite The Royal Courts of Justice
- Within walking distance of Temple, Chancery Lane and Blackfriars underground stations
- Nearby occupiers include Pret A Manger, Itsu, Tesco, Starbucks, Costa Coffee and McDonald's.
- VAT Free Investment

Lot

13

Auction

29th October 2026

Rent

£64,500 per Annum Exclusive

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

Location

Miles

800m west of St Paul's Cathedral, 800m east of Covent Garden

Roads

A4, A40, A1, A501

Rail

Temple Underground Station (Circle & District Line - Zone 1),
Chancery Lane Underground Station (Central Line - Zone 1)

Air

London City Airport, London Heathrow

Situation

The property is situated on Bell Yard in the heart of Midtown, one of Central London's established office and legal locations, close to its junction with the Strand and Fleet Street. The Royal Courts of Justice and London School of Economics and Political Science are both close by, whilst Temple and Chancery Lane Underground Stations are within a short walk. The Strand provides a range of retail, restaurant and leisure amenities, with Covent Garden and the West End also within easy walking distance.

The surrounding area is home to a number of legal, professional and media occupiers including Deloitte, Goldman Sachs, Slater and Gordon, Law Society and the Lego Group whilst other nearby occupiers include Pret A Manger, Itsu, Tesco, Starbucks, Costa Coffee and McDonald's.

Tenure

Freehold.

Description

The property comprises a mid-terrace building providing office accommodation on the basement, ground, first, second, third and fourth floors.

VAT

VAT is not applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground Basement	Office Office	23.16 36.43	(249) (392)	REGISTERED OFFICE (UK) LIMITED	5 years from 25/12/2023	£24,000
First (Front)	Office	10.16	(109)	INDIVIDUAL	5 years from 07/09/2026	£5,000
First (Rear)	Office	13.58	(146)	PANOS BOUZIANIS LTD	4 years from 14/07/2025 (1)	£7,500
Second Third	Office Office/Ancillary	23.40 17.19	(251) (185)	V & K INVEST LTD	10 years from 06/07/2015 (Holding over)	£17,500
Fourth	Office	21.28	(229)	INDIVIDUAL	3 years from 02/07/2025 (2)	£10,500
Total		145.20	(1,562)			£64,500

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

(1) The lease provides a tenant option to determine on 13/07/2027

(2) The lease provides a tenant option to determine on 01/07/2027

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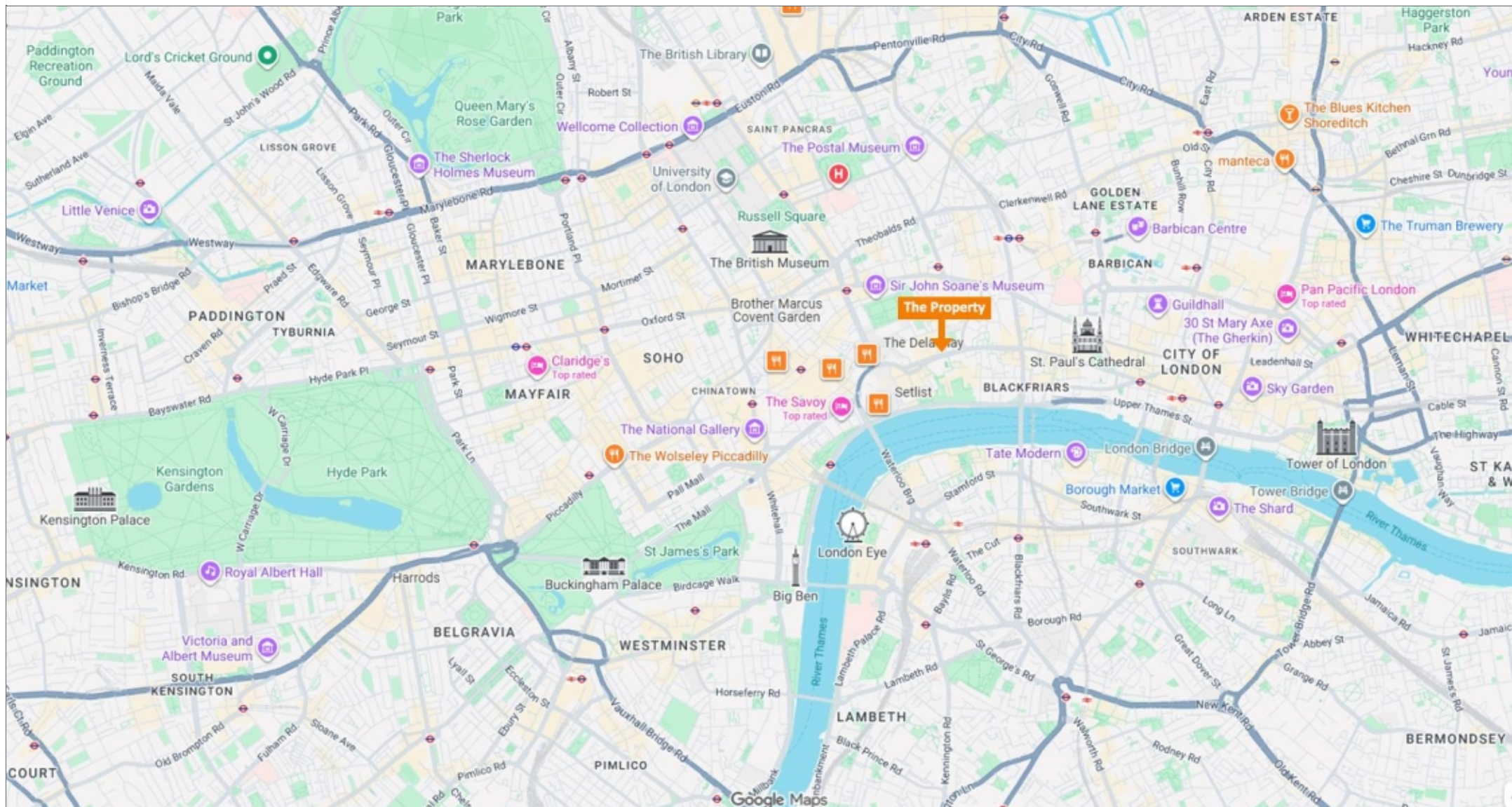
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2026