

# ANTHONY JAMES MANSER

Residential Sales & Lettings



## 105-111 Euston Street

London, NW1 2EW

£1,300,000

Freehold

Council Tax Band

Anthony James Manser are very pleased to present this virtual freehold office investment to the market. The investment comprises approximately 2000 sq ft of high quality office accommodation currently divided into two separate units with shared toilet facilities. The front office is currently let to a firm of Chartered Surveyors until February 2025. The rear office is currently let to a travel company until 1st March 2030. This well kept building is situated in an excellent location and is within easy reach of Euston underground and mainline station. Warren Street underground and Kings Cross station are easily accessed via the Euston Road. Our client is offering the virtual freehold interest of a 999 year lease from 1987 (approximately 962 years remaining).

- VIRTUAL FREEHOLD OFFICE INVESTMENT
- 999 Year Lease From 1987 (approximately 962 Years Remaining)
- Two Well Presented Office Units of Approximately 1000-Sq Ft Each
- One Unit Let to 2030 at £39,000 Per year.
- One Unit let to 2025 at £35,000 Per year.
- Excellent Local Communication via Euston Mainline and Tube

### Viewing

Please contact our Sales Office on 020 8847 0488 if you wish to arrange a viewing appointment for this property or require further information.



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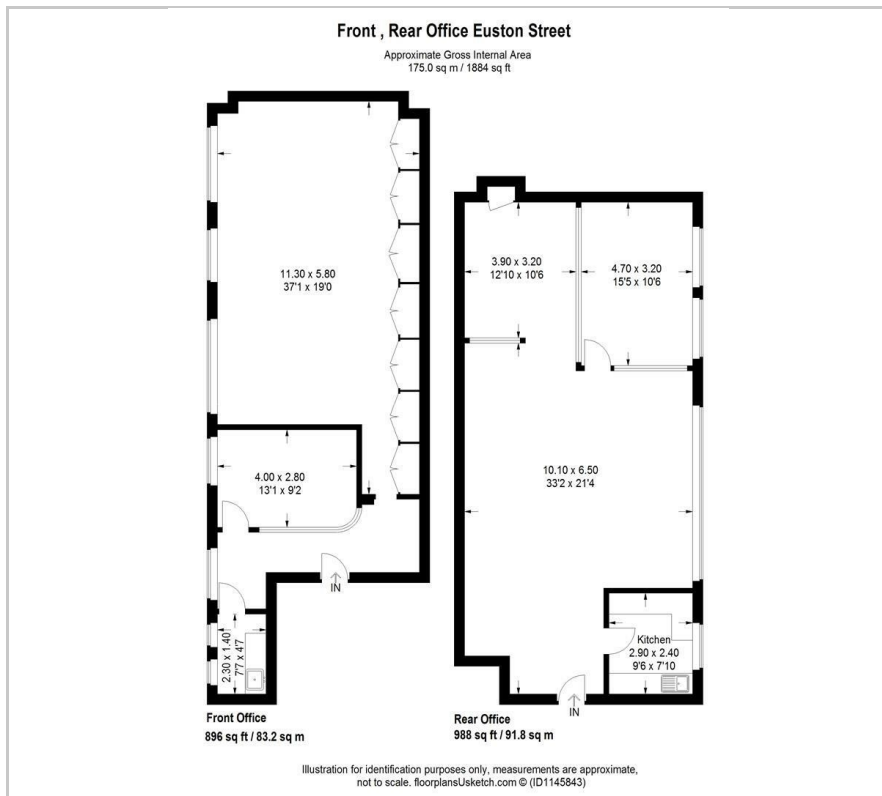


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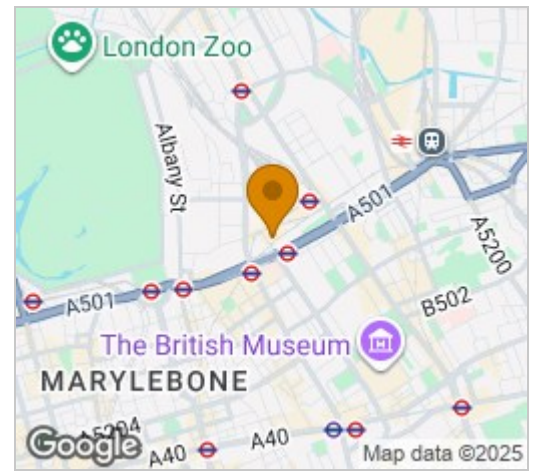


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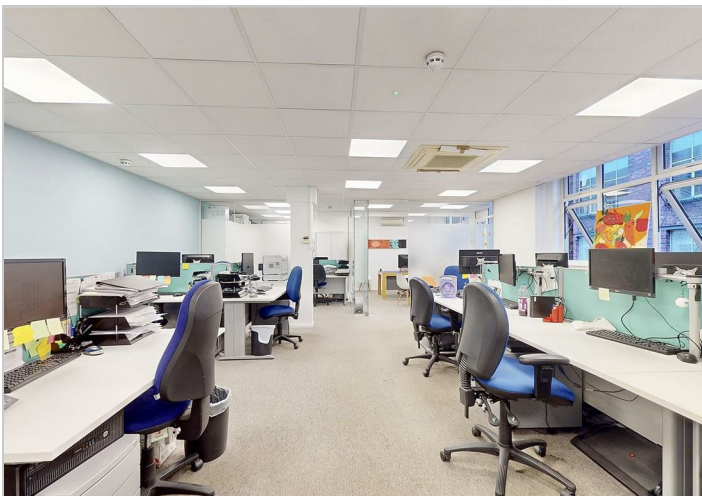
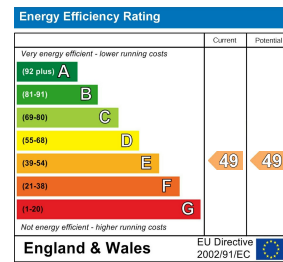
## Floor Plan



## Area Map



## Energy Efficiency Graph



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