

# 69 King William Street London EC4N 7HR

lot 8

**Prime Freehold Retail & Office  
Investment in City of London Location**

- Located in a prominent position in the heart of the City's financial district
- Fixed RPI rental increases
- Redevelopment opportunities (subject to consents)
- Situated close to Monument and Bank Underground Stations, The Bank of England, London Bridge and St Paul's Cathedral

**Rent  
£70,792  
per annum  
exclusive  
(subject to  
Note 8)**



On behalf of  
**The Worshipful  
Company of Salters**



**Location:** 300 metres south of Cornhill, 300 metres south-east of Poultry,  
**Distance:** Monument Underground (Circle and District lines), Cannon Street  
**Rail:** Underground (National Rail, District and Circle lines) and Bank  
**Air:** Underground (Central, Northern and Waterloo & City lines and DLR)  
**Situation:** London City Airport (12 km east)

The property is very well situated in the heart of the City of London, south of Cornhill and Poultry. The property benefits from excellent communications with numerous underground stations within walking distance.

In addition, London Bridge, St Paul's Cathedral, The Bank of England and the Tower of London are all nearby. There is also excellent access to amenities with House of Fraser, Santander, Boots the Chemist and McDonald's all close by. Other office occupiers include Rothschild, UBS and Allianz Commercial.

## Description:

The property comprises a retail unit on the ground floor and basement with office accommodation on the six upper floors. The building has a 4-person passenger lift while the office accommodation benefits from comfort cooling units.

## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/(Reversions)
Ground	Retail	32.0 sq m (345 sq ft)	<b>MUKESH N PATEL</b> (t/a King William News)	10 years from 15/09/2006 (1)	£25,000	15/09/2011 (14/09/2016)
Basement	Ancillary	41.9 sq m (451 sq ft)				
First	Office	34.7 sq m (374 sq ft)	<b>EFFISOFT LIMITED (2)</b>	Approx. 7 years from 25/06/2009 (3)	£4,942	(14/09/2016)
Second	Office	35.8 sq m (386 sq ft)	<b>EFFISOFT LIMITED (2)</b>	Approx. 7 years from 25/06/2009 (3)	£5,124	(14/09/2016)
Third	Office	35.2 sq m (379 sq ft)	<b>CITY EXECUTIVE CONSULTANTS</b>	Approx. 5 years from 21/03/2011 (4)	£10,500	(14/09/2016)
Fourth	Office	34.8 sq m (374 sq ft)	<b>QUADRANT INTERNATIONAL MANAGEMENT UK LIMITED</b>	Approx. 7 years from 24/06/2009 (5)	£8,000	24/06/2013, (14/09/2016) (6)
Fifth	Office	29.2 sq m (314 sq ft)	<b>PSDS LIMITED</b>	Approx. 5 years from 01/12/2008 (7)	£12,426 (8)	01/12/2011 and 01/12/2012 (30/11/2013) (9)
Sixth	Office	25.7 sq m (277 sq ft)	<b>CITY EXECUTIVE CONSULTANTS</b>	Approx. 7 years from 24/06/2009 (10)	£4,800	24/06/2014, (14/09/2016) (11)
<b>Totals</b>		<b>269.3 sq m (12) (2,900 sq ft) (12)</b>			<b>£70,792</b>	

(1) There is a mutual option to determine from the 5th anniversary of the term and each year thereafter on providing 6 months' prior written notice. (2) Effisoft Limited are a subsidiary of Effisoft SAS and for the year ending 31st December 2010 reported a net worth of £814,000. (Source: www.riskdisk.com) (3) There is a mutual option to determine from the 24th June 2012 and each year thereafter on providing 6 months' prior written notice. (4) There is a mutual option to determine from the 24th June 2012 and each year thereafter on providing 6 months' prior written notice. (5) There is a mutual option to determine from the 24th June 2012 and each year thereafter on providing 6 months' prior written notice. (6) The rent will be reviewed to the increase in the Retail Price Index. (7) There is a mutual option to determine from the 24th June 2012 and each year thereafter on providing 6 months' prior written notice. (8) The rent is inclusive of service charge. (9) The rent will be reviewed annually to the increase in the Retail Price Index. (10) There is a mutual option to determine from the 24th June 2012 and each year thereafter on providing 6 months' prior written notice. (11) The rent will be reviewed to the increase in the Retail Price Index. (12) These areas are taken from a full measured survey undertaken by Sterling Surveys Limited.

## For further details please contact:

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## Solicitors:

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