

lot 41

## 46 Bishopsgate London EC2N 4AJ

Rent  
**£72,060**  
per annum  
exclusive  
with an office  
suite to be let

Freehold Retail Investment

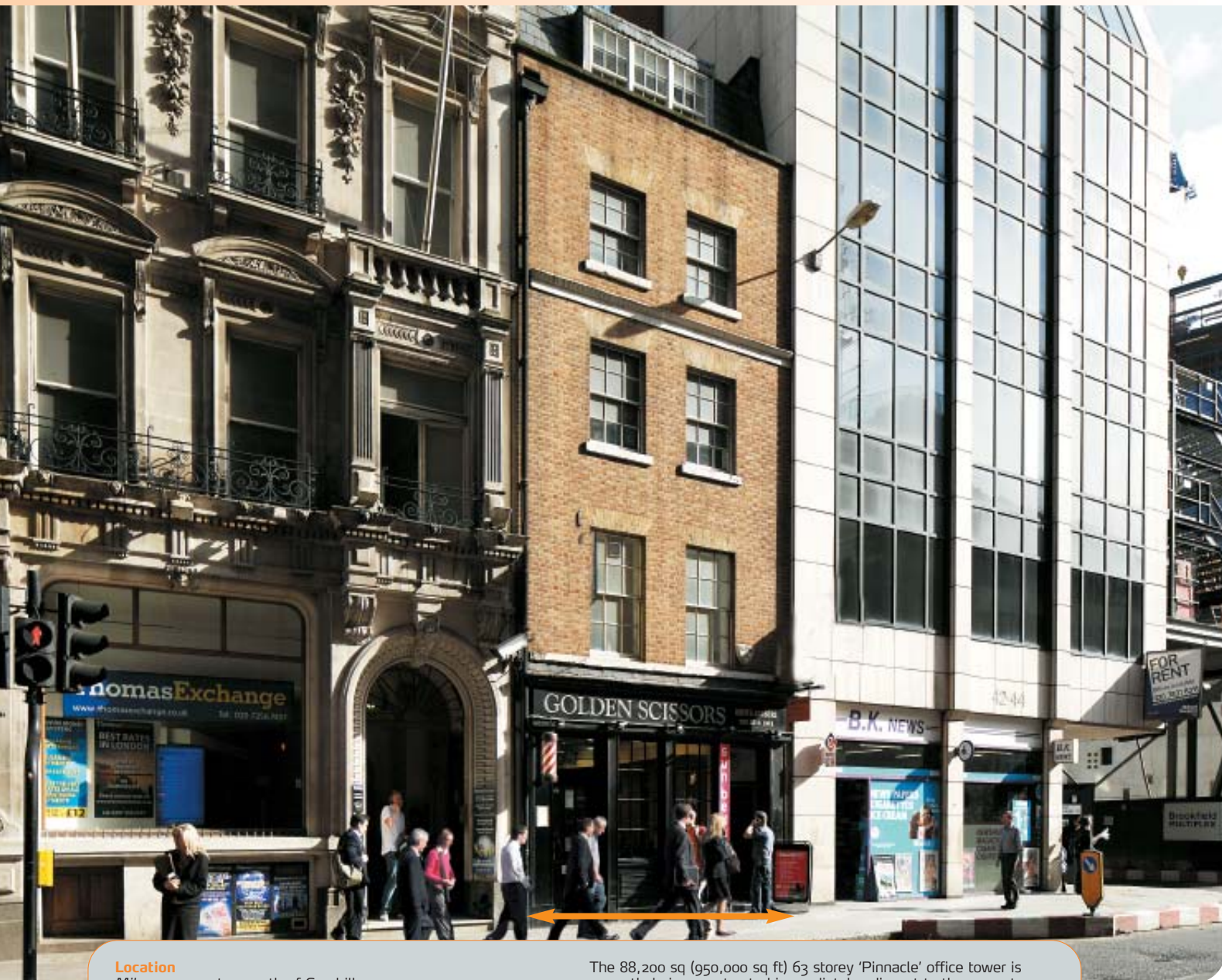
- Prime City of London location
- Active management potential
- Immediately adjacent to the 63 storey Pinnacle Tower office development
- Six Week Completion Available





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**Location**

Miles: 300 metres north of Cornhill  
100 metres north of Threadneedle Street

Roads: A10, A13

Rail: Liverpool Street (National Rail, Central, Circle, Metropolitan and Hammersmith and City tube lines), Bank (Central and Northern tube lines and DLR)

Air: London City Airport

**Situation**

The historic Bishopsgate is one of the original 7 gates of the City of London and now forms an important thoroughfare in the heart of Europe's financial capital. The City of London is home to a range of international banks, financial institutions and corporates and professional practices which include Legal & General, UBS and Deutsche Bank. The property is prominently located on the east side of Bishopsgate, at the junction of Great St Helen's equidistant between the landmark Tower 42 and the Swiss Re Tower.

The 88,200 sq (950,000 sq ft) 63 storey 'Pinnacle' office tower is currently being constructed immediately adjacent to the property.

**Description**

The property comprises an attractive period building comprising a retail unit on the ground floor with ancillary accommodation in the basement. The four upper floors consist of offices and hairdressing and beauty salons.

**Tenure**  
Freehold.

**VAT**  
VAT is applicable to this lot.

**Note**  
The purchaser will pay 1% plus VAT of the purchase price towards the Vendor's sales costs.

**Six Week Completion Available**

**Tenancy and accommodation**

| Floor         | Use       | Floor Areas (Approx)             | Tenant   | Term                                   | Rent p.a.x.    | Reviews/(Reversions) |
|---------------|-----------|----------------------------------|--|--|----------------|----------------------|
| Basement      | Ancillary | 42.74 sq m (460 sq ft)           | <b>MR HIDIR DOGAN</b>                                      | 7 years from 01/07/2009                | £37,500        | (2016)               |
| Ground        | Retail    | 55.74 sq m (600 sq ft)           |  |  |                |                      |
| First         | Office    | 52.95 sq m (570 sq ft)           | <b>THE NEW YORK LASER CLINIC LIMITED</b>                   | 5 years from 05/09/2011 until 2016 (i) | £11,000        |                      |
| Second        | Office    | 52.95 sq m (570 sq ft)           | <b>BEAUTY BIZZ LIMITED</b>                                 | 5 years from 01/07/2009                | £14,560        | (2014)               |
| Third         | Office    | 52.95 sq m (570 sq ft)           | <b>VACANT POSSESSION</b>                                   |  |                |                      |
| Fourth        | Office    | 49.24 sq m (530 sq ft)           | <b>ST ETHELBURGA'S CENTRE FOR RECONCILIATION AND PEACE</b> | 2 years from 09/06/2011                | £9,000         | (2013)               |
| <b>Totals</b> |           | <b>306.57 sq m (3,300 sq ft)</b> |  |  | <b>£72,060</b> |                      |

(i) The lease is outside the security of tenure provisions of the Landlord & Tenant Act 1954 and provides for a tenant option to determine the lease at the expiry of the 2nd year of the term.

**For further details please contact:**

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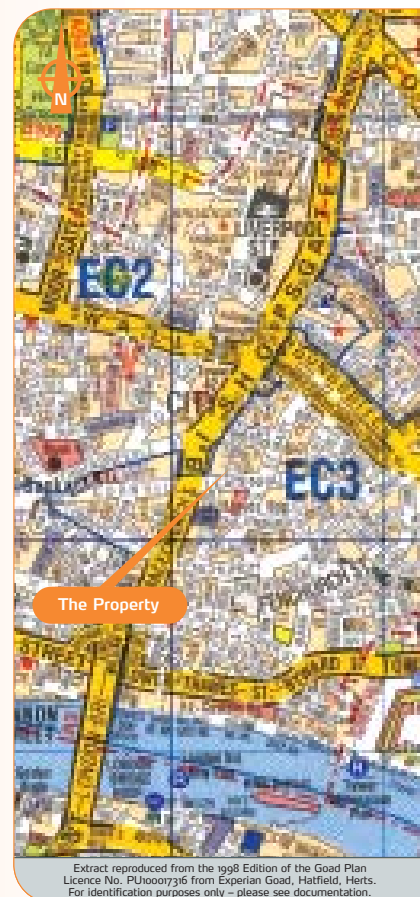
**Solicitors:**

**Hamblins**  
Roxburghe House, 273-287 Regent Street,  
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The Property

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