

lot 19

Rent
£518,233.50
per annum
exclusive

St John's House, 30 East Street Leicester, Leicestershire LE1 6NB

Substantial Freehold City Centre Office
Investment with Potential

- Majority let to Leicester Primary Care NHS Trust
- Opposite Leicester Railway Station
- Approximately 4,514.16 sq m (48,590 sq ft)
- Secure car park (ratio of 1:657 sq ft)

- Nearby office occupiers include British Telecom, KPMG, Watemans LLP, Secretary of State, Premier Inn and Freeth Cartwright
- Potential residential redevelopment (subject to consents)
- Six Week Completion Period Available





lot 19

Rent
£518,233.50
per annum
exclusive

Location

Miles: 27 miles South of Nottingham
45 miles east of Birmingham
Roads: A6, A426, M1, M69
Rail: Leicester Rail Station (1 hour 7 minutes to London St Pancras)
Air: East Midlands Airport, Birmingham International Airport

Situation

The property is situated on a prominent corner location at the junction of East Street and South Albion Street just off London Road (A6), Leicester's main Ring Road within Leicester's central office district. The property is located opposite Leicester Rail Station.

Description

The property is a substantial office building on the lower ground, ground and nine upper floors. The offices benefit from suspended ceilings, comfort cooling and perimeter trunking, three passenger lifts and a secure car park for approximately 74 cars. There is also a four room caretaker's flat on the ninth floor. The property benefits from a site area of 0.35 hectares (0.86 acres).

Tenure

Freehold.

A small part of the car park is held Leasehold until 14th December 2014 at a peppercorn rent.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews (Reversion)
Part Basement	Storage	15.42 sq m	(166 sq ft)	VACANT			
Basement	Storage	34.28 sq m	(369 sq ft)	LEICESTER PRIMARY CARE TRUST	Rolling 3 months	£1,250	
Ground & 6 Parking Spaces	Office	373.85 sq m	(4,024 sq ft)	THE ROYAL BANK OF SCOTLAND PLC (1) (2)	10 years from 11/06/04	£44,000	(2014)
First Floor & 10 Parking Spaces	Office	640.01 sq m	(6,889 sq ft)	LEICESTER PRIMARY CARE TRUST	10 years & 3 months from 25/12/03	£75,779	(2014)
Second Floor & 9 Parking Spaces	Office	640.01 sq m	(6,889 sq ft)	LEICESTER PRIMARY CARE TRUST	10 years & 3 months from 25/12/03	£75,779	(2014)
Third floor & 5 Parking Spaces	Office	558.63 sq m	(6,013 sq ft)	LEICESTER PRIMARY CARE TRUST	10 years from 25/03/04	£65,560	(2014)
Fourth Floor & 12 Parking Spaces	Office	558.63 sq m	(6,013 sq ft)	LEICESTER PRIMARY CARE TRUST	10 years from 23/03/04	£66,143	(2014)
Fifth Floor Part	Office	153.85 sq m	(1,656 sq ft)	VACANT AND TO LET			
Fifth Floor Part & 3 Parking Spaces	Office	149.85 sq m	(1,613 sq ft)	BRETT & RANDALL FINANCIAL SERVICES LTD (3) (7)	5 years from 14/11/10	£17,436.50	(2015)
Fifth Floor Part & 2 Parking Spaces	Office	166.76 sq m	(1,795 sq ft)	MARSH CORPORATE SERVICES LTD (4) (7)	5 years from 23/03/09	£30,000	(2014)
Sixth Floor & 8 Parking Spaces	Office	477.61 sq m	(5,141 sq ft)	LEICESTER PRIMARY CARE TRUST	10 years from 25/03/04	£56,551	(2014)
Seventh Floor & 7 Parking Spaces	Office	405.15 sq m	(4,361 sq ft)	NATIONAL WESTMINSTER BANK PLC (5)	10 years from 11/06/04	£47,900	(2014)
Eighth Floor Part & 2 Parking Spaces	Office	166.76 sq m	(1,795 sq ft)	LEICESTER PRIMARY CARE TRUST	4 years and 9 months from 25/06/09	£19,745	(2014)
Eighth Floor Part & 1 Parking Space	Office	80.92 sq m	(871 sq ft)	VACANT AND TO LET			
Ninth Floor & 2 Parking Spaces	Office	92.44 sq m	(995 sq ft)	GLENSTONE PROPERTY INVESTMENT LTD (6)	10 years from 01/04/05	£11,000	(2015)
Ninth Floor	Flat	4 Rooms		VACANT AND TO LET			
4 Parking Spaces	Parking Space			MARSH CORPORATE SERVICES (UK) LIMITED (4)	Licence	£3,340	
3 Parking Spaces	Parking Space			ROYAL BANK OF SCOTLAND (1)	3 months Rolling Contract from 14/06/05	£3,000	
1 Parking Space	Parking Space			GLENSTONE PROPERTY INVESTMENT LTD (6)	Licence	£750	
Totals		4,514.16 sq m	(48,590 sq ft)			£518,233.50	

(1) For the year ending 31st December 2011, The Royal Bank of Scotland plc reported a turnover of £5,898,000,000 and a total net worth of £49,489,000,000. (Source; www.riskdisk.com 23/08/12)

(2) As to the ground floor office, the Tenant is not currently in occupation.

(3) For the year ending 31st July 2011, Brett and Randall Limited reported a turnover of £3,455,392 and a total net worth of £962,721. (Source; www.riskdisk.com 23/08/12)

(4) For the year ending 31st December 2010, Marsh Corporate Services Limited reported a turnover of £190,700,000, a total net worth of £82,000,000 and a pre-tax profit of £500,000. (Source; www.riskdisk.com 22/08/12)

(5) For the year ending 31st December 2011, National Westminster Bank plc reported a total net worth of £15,060,000,000. (Source; www.riskdisk.com 22/08/12)

(6) For the year ending 31st January 2012, Glenstone Property plc reported a turnover of £5,556,977, a pre-tax profit of £3,547,020 and a total net worth of £51,175,873. (Source; www.riskdisk.com 23/08/12)

(7) The lease is outside the Security of Tenure provision of the Landlord and Tenant Act 1954.

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acuitus.co.uk

Peter Cunliffe
Tel: +44 (0)20 7034 4852.
Email: peter.cunliffe@acuitus.co.uk
www.acuitus.co.uk

Associate Auctioneers:

Innes England
12 DeMontfort Street, Leicester LE1 7 9GJ.
Tel: +44 (0)116 255 5455.
Email: pdoleman@innes-england.com
Ref: Peter Doleman.

Solicitors:

Olswang LLP
90 High Holborn, London WC1V 6XX.
Tel: +44 (0)20 7067 3631.
Email: matthew.speed@olswang.com
Ref: Matthew Speed.