Kinetic House, 44 Hatton Garden
London EC1N 8ER

Reversionary Freehold Retail and Residential Ground Rent Investment

- Historic and prestigious City of London location
- Situated on Hatton Garden, an internationally recognised diamond trading centre
- Walking distance to St Pauls Cathedral, Chancery Lane and Farringdon Stations
- 6 Week Completion Available

Rent
£60,650 per annum exclusive
The Property

**Location**
- **Miles:**
  - City of London location: 0.5 miles from Holborn
  - 1.5 miles from the West End
- **Roads:** Farringdon Station (0.3 miles), Chancery Lane (0.4 miles)
- **Air:** London City Airport, London Gatwick, London Heathrow

**Situation**
The property is situated in Hatton Garden, in the historic and prestigious City of London. Hatton Garden is renowned globally as one of the busiest diamond trading centres. The property is located close to Farringdon Station (Metropolitan, Circle and Thameslink Lines) and Chancery Lane (Central Line). Farringdon Station will also become a major transport hub via the Crossrail developments, linking Heathrow with Canary Wharf, via the City. Intercity and international links via Kings Cross St Pancras are also within close proximity.

**Description**
The property comprises a prominent ground and lower ground floor retail unit, fronting Hatton Garden and St Cross Street. In addition, the property benefits from a further lower ground floor retail unit, with self-contained access of St Cross Street. The building underwent a total refurbishment in 2008 to construct 10 new luxury apartments above, which have been let off long ground leases. There is a telecommunications cell at the property.

**Tenure**
Freehold.

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

**Tenancy and accommodation**

<table>
<thead>
<tr>
<th>Floor</th>
<th>Use</th>
<th>Floor Areas (Approx)</th>
<th>Tenant</th>
<th>Term</th>
<th>Rent p.a.</th>
<th>Reviews/ Reversion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Retail</td>
<td>136.56 sq m (1,470 sq ft)</td>
<td>H S WALSH &amp; SONS LIMITED (1) (2)</td>
<td>10 years from 07/07/2008 (3)</td>
<td>£42,000</td>
<td>07/07/2013 (06/07/2018)</td>
</tr>
<tr>
<td>Lower Ground</td>
<td>Retail and Ancillary</td>
<td>53.68 sq m (580 sq ft)</td>
<td>OPTOPLAST MANUFACTURING COMPANY LIMITED (THE) (4)</td>
<td>5 years from 18/08/2009</td>
<td>£12,000</td>
<td>18/08/2014</td>
</tr>
<tr>
<td>Lower Ground</td>
<td>Retail and Ancillary</td>
<td>74.32 sq m (800 sq ft)</td>
<td>ORANGE PERSONAL COMMUNICATIONS SERVICES LTD</td>
<td>10 years from 29/07/2009 (5)</td>
<td>£3,250</td>
<td></td>
</tr>
<tr>
<td>Exterior</td>
<td>Telecommunications Cell</td>
<td></td>
<td>INDIVIDUALS</td>
<td>150 years from 2008 (6)</td>
<td>£3,400 (7)</td>
<td>(2158)</td>
</tr>
<tr>
<td>Upper Floors</td>
<td>10 Residential Apartments</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ground and</td>
<td>Basement Totals</td>
<td>264.76 sq m (2,850 sq ft)</td>
<td></td>
<td></td>
<td>£60,650</td>
<td></td>
</tr>
</tbody>
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(1) For the year ending 30th June 2011 H S Walsh reported a total net worth of £787,175. (Source: www.riskdisk.com 04/01/2012)
(2) H S Walsh & Sons Ltd have been the leading suppliers of tools and equipment for jewellers and horologists, jewellery findings, clock and watch materials to the jewellery and horological trades for more than 60 years and are the largest in the UK. They now export to more than 64 countries worldwide. (Source: www.hswalsh.com)
(3) The lease provides for a tenant only option to determine on 6th July 2013.
(4) For the year ending 30th June 2011 Optoplasm Manufacturing Company Ltd reported a turnover of £5,855,338 and a total net worth of £797,743. (Source: www.riskdisk.com 02/02/2012)
(5) The lease contains a mutual option to determine.
(6) Statutory Section 58 Notices have been served on all residential tenants – see legal pack for further details.
(7) The ground rents double every 25 years. Years 0 – 25 £3,400, Years 26 – 50 £6,800, Years 51 – 75 £13,600, Years 76 – 100 £27,200, Years 101 – 150 £54,400.

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  Tel: +44 (0)20 7563 1015
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  Ref: George Saade.

The Special Conditions of Sale and a legal package are available from the Vendor’s Solicitors or available online at www.acuitus.co.uk.