

lot 10

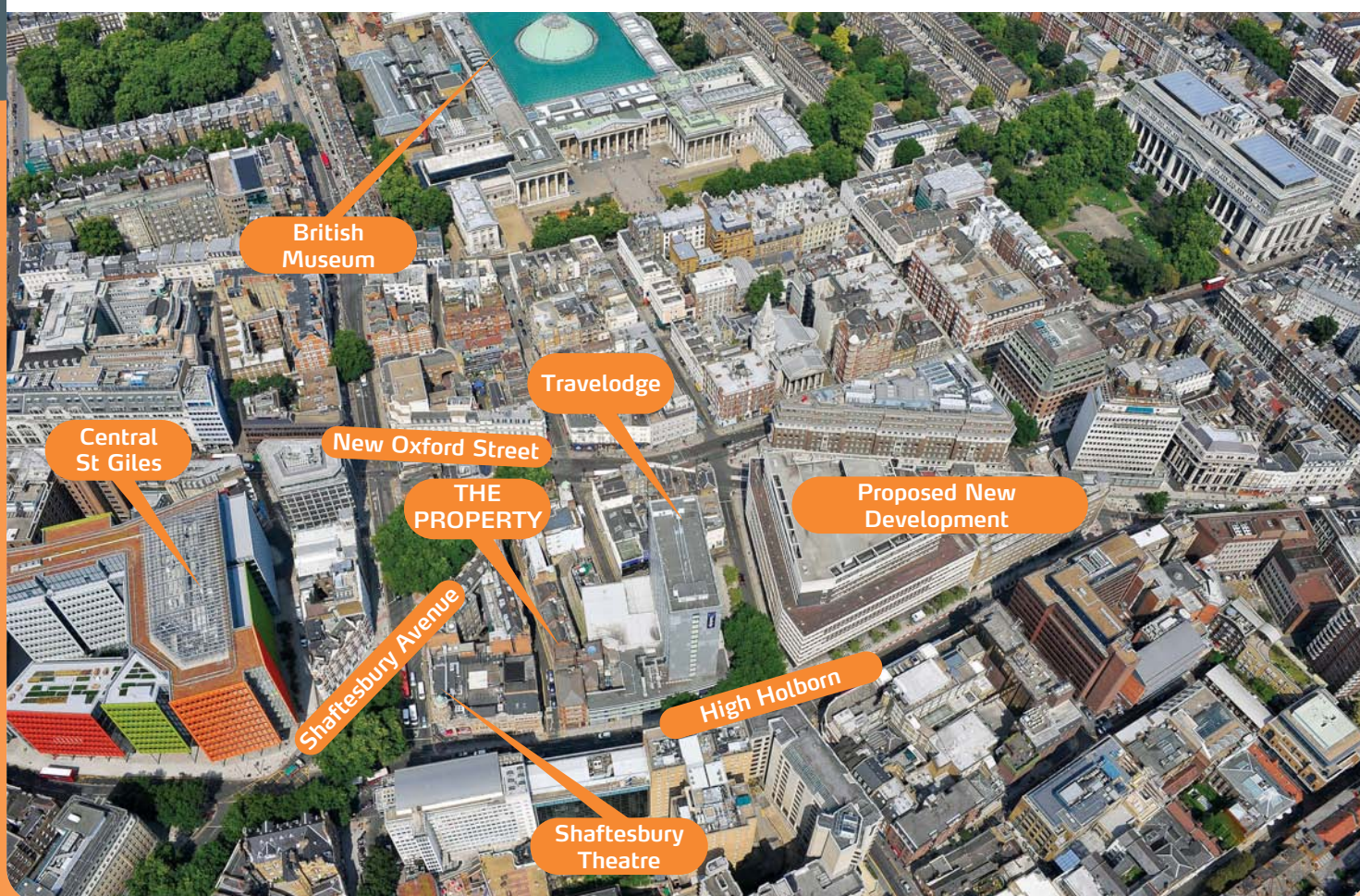
Rent
£81,500
per annum
exclusive

Cuban Embassy, 15 Grape Street Central London WC2H 8DR

Freehold Central London Embassy
Investment

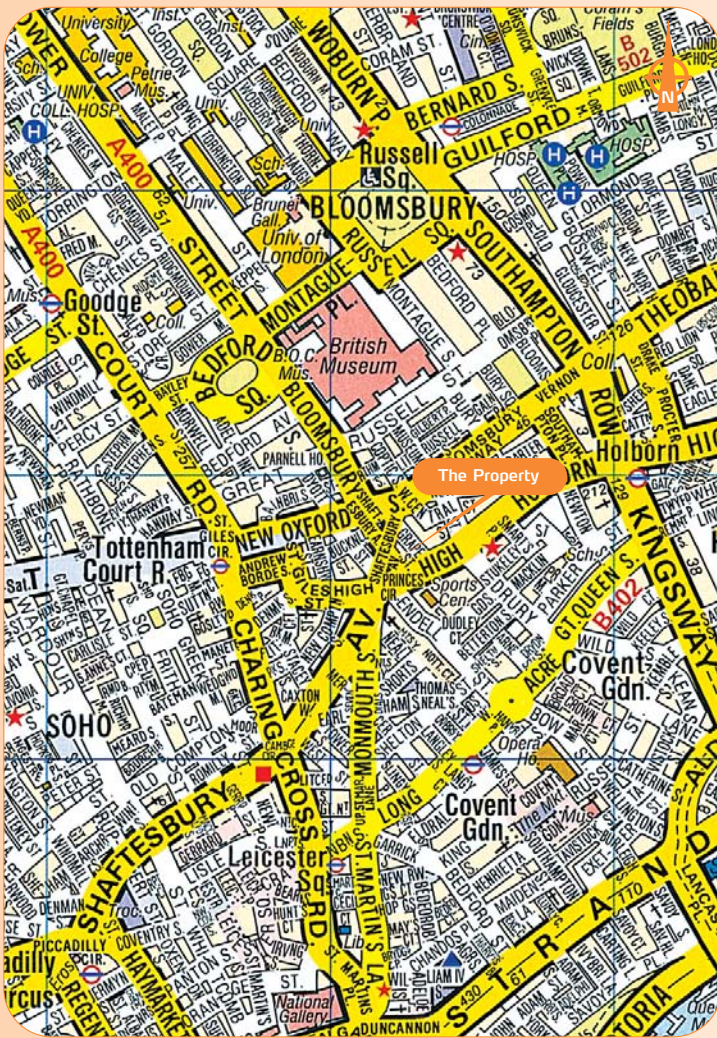
- Entirely let to The Republic of Cuba until 2023 (subject to options)
- Permitted use includes residential use necessary for the operation of an Embassy
- Tenant in occupation since 1994

- Nearby landmarks include Shaftesbury Theatre, Central St Giles and The British Museum
- Six Week Completion Period Available



Photograph taken August 2011





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Location

Miles: 0.1 miles to New Oxford Street
0.2 miles to Tottenham Court Road
0.4 miles to Covent Garden
0.6 miles to The Strand

Roads: A40, A401, A4

Underground: Tottenham Court Road (Central and Northern Line),
Holborn (Central and Piccadilly Line), Covent Garden (Piccadilly Line)

Air: City Airport, Gatwick International Airport and Heathrow International Airport

Situation

The property is situated in a Conservation Area on Grape Street in a prime position between the West End and The City, linking Shaftesbury Avenue with High Holborn. The property lies directly behind Shaftesbury Theatre and benefits from excellent access to London's major tourist locations including Covent Garden, New Oxford Street, Tottenham Court Road and The Strand. Numerous underground stations are all within walking distance.

Description

The property comprises a historic office building arranged over basement, ground and three upper floors. The property is accessed from a separate entrance on Grape Street and is also interlinked with 17 Grape Street and 179 High Holborn which the tenant also occupies.

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.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Basement	Storage	62.90 sq m	(677 sq ft)	THE REPUBLIC OF CUBA (1)	15 years from 25/12/2008 until 2023 on a repairing and insuring lease (1)	£81,500	29/09/2013 and five yearly
Ground	Reception/Office	75.10 sq m	(808 sq ft)				
First	Office	74.30 sq m	(800 sq ft)				
Second	Office	68.30 sq m	(735 sq ft)				
Third	Office	68.30 sq m	(735 sq ft)				
Totals		348.9 sq m (2)	(3,755 sq ft) (2)			£81,500	

(1) There is a tenant only option to determine on the 25th December 2013 and the 25th December 2018, on providing no less than 6 months' prior written notice.
(2) Please note that these areas have been provided by the vendor. The Auctioneers are unable to verify these areas due to the restricted access to the building.

For further details please contact:

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