

lot 45

Rent
£122,427.48
per annum
exclusive
(Gross)
£118,927.48
(Net)

Lindsey House, 40-42 Charterhouse Street London EC1M 6JN

Central London Public House and Office
Investment

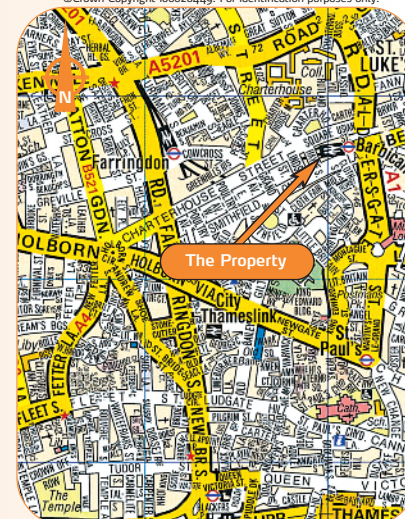
- Historic Central London location
- 500 metres north of High Holborn and 200 metres west of The Barbican Centre

- Tenants include Be At One Ltd, The Immigration Law Practice, Nick Baker Architects Ltd and Creditflux Ltd
- Opposite the historic Smithfield Market
- Redevelopment potential (subject to consents)





Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.



lot 45

Rent
£122,427.48
per annum
exclusive
(Gross)
£118,927.48
(Net)

Location

Miles: 200 metres west of Barbican

Roads: A1, Clerkenwell Road (A5201), London Wall (A1211), A201

Rail: Barbican Underground (Circle, Hammersmith, Metropolitan), Farringdon Underground (Circle, Hammersmith, Metropolitan)

Air: London City Airport

Situation

The property is situated in a prominent corner position on the north side of Charterhouse Street, at its junction with Lindsey Street between The Barbican Centre and Farringdon directly opposite the historic Smithfield Market.

The location will be further enhanced from the potential redevelopment of Smithfield Market. Nearby occupiers include Gaucho, Pret a Manger, Subway, Eat, Paul and Barclays Bank.

Description

The property comprises public house accommodation on the ground and lower ground floor with self-contained office accommodation on the first, second and third floors. The property benefits from a passenger lift, a roof terrace and frontages to Charterhouse Street and Fox and Knot Street at the side.

Tenure

Leasehold – Held from City of London Corporation for a term of 99 years from 24th June 1956 until 2055 at a fixed ground rent reserved of £3,500 per annum.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Lower Ground	Public House	68.58 sq m	BE AT ONE LTD on assignment (1)	10 years from 29/09/2013 until 2023	£54,500	29/09/2018
Ground	Public House	99.01 sq m				
First	Office	97.43 sq m	THE IMMIGRATION LAW PRACTICE	5 years from 01/10/2012 (2)	£25,000	(30/09/2017)
Second	Office	97.43 sq m	NICK BAKER ARCHITECTS LTD	5 years from 21/07/2011	£20,627.48	(20/07/2016)
Third	Office	97.43 sq m	CREDITFLUX LTD	6 years from 18/06/2010	£22,300	(17/06/2016)
Totals		459.88 sq m (4,948 sq ft)			£122,427.48	

(1) For the year ending 31/03/2013, Be At One Limited reported a turnover of £11,631,866, pre-tax profits of £331,089 and a total net worth of £471,620. (Source: www.riskdisk.com 12/09/2014).

(2) The lease provides for a tenant option to determine on 01/10/2015.

For further details please contact:

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

Will Moore
Tel: +44 (0)20 7034 4858.
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Waller Pollins Goldstein
Premier House, 112 Station Road,
Edgware, Middlesex HA8 7BJ.
Tel: +44 (0)20 8238 5858.
Email: kgoldstein@wallerpollins.com
Ref: Keith Goldstein.