

# Lot 42

£60,000 per annum  
exclusive

Unit 2, 37B, Ability Place,  
**Millharbour, London Docklands E14 9TX**  
A2 Retail Investment



## Tenancy and accommodation

# Lot 42

£60,000 per annum  
exclusive

Floor	Use	Floor Areas (Approx)	Tenant	Term	Income p.a.x.
Ground	A2 Retail	77.71 sq m (836 sq ft)	COUNTRYWIDE ESTATE AGENTS (1)	Let on a licence for a period of 36 months from 06/11/2016 (2)	£60,000 (2)
<b>Total</b>		<b>77.71 sq m (836 sq ft)</b>			<b>£60,000</b>

- (1) Countrywide is the UK's largest property services group which trades from approximately 1,200 locations (Source: www.countrywide.co.uk). For the year ending 31st December 2016, Countrywide Estate Agents (company number 789476) reported a turnover of £425,637,000, a pre-tax profit of £5,165,000 and a total net worth of negative £53,011,000 (Source: Experian Group 16/01/2018).
- (2) The licence fee above has been annualised. The licence fee is £5,000 plus VAT per month exclusive. The licensee may serve notice to terminate the licence on not less than 3 months' notice.

### Key Details

- Let to Countrywide Estate Agents
- Waterfront location
- Immediately south of Canary Wharf with major international corporate occupiers such as Barclays Bank, HSBC, KPMG, Bank of America, JP Morgan, BP Plc, Morgan Stanley, Citibank and Clifford Chance

### Location

- Miles:** 0.5 miles south of Canary Wharf  
**Roads:** A1261, A12, A13  
**Rail:** Canary Wharf Underground Station (900m), South Quay Docklands Light Railway Station (300m)  
**Air:** London City Airport  
 London Southend Airport  
 Heathrow Airport

### Situation

The property is situated 0.5 miles south of the centre of Canary Wharf within the UK's No.1 financial hub outside of the City of London. The area is globally recognised as a luxury high-rise residential and office location. The property is prominently located on the east side of Millharbour, facing the Millwall Inner dock and benefits from close proximity to the South Quay DLR. Canary Wharf accommodates major international corporate occupiers such as Barclays Bank, HSBC, KPMG, Bank of America, JP Morgan, BP Plc, Morgan Stanley, Citibank and Clifford Chance.

### Description

The property comprises ground floor A2 retail accommodation which forms part of a larger modern multi storey residential complex.

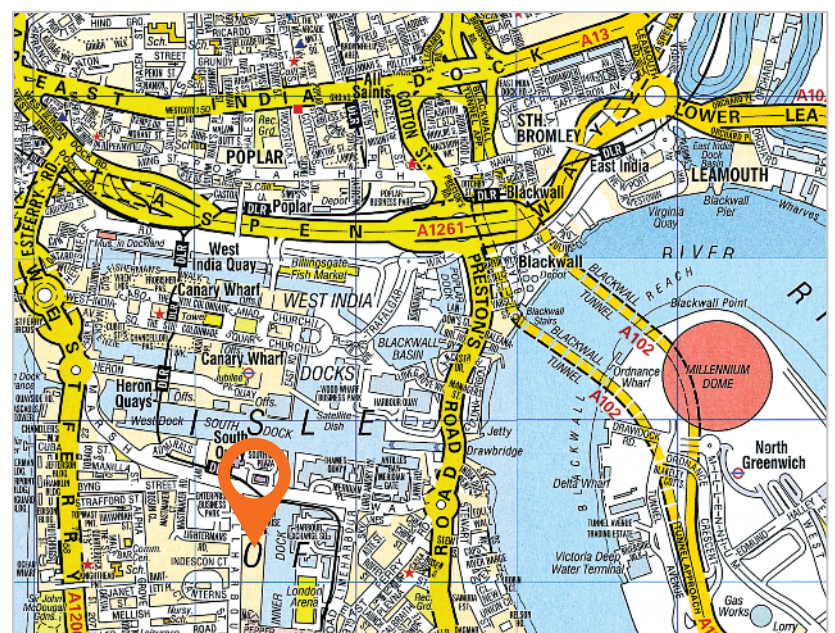
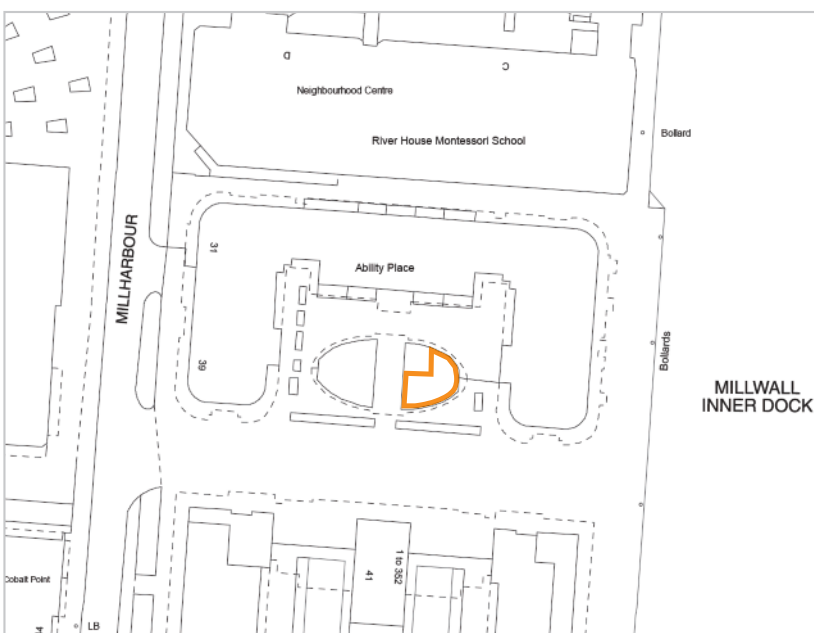
### Tenure

Long Leasehold. Held on a term of 125 years less three days from 01/01/2009 until 2134 at a fixed peppercorn rent.

### VAT

VAT is applicable to this lot.

### Six Week Completion



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