

lot 35

12 Well Court City of London EC4M 9DW

Rent
£68,000
per annum
exclusive

Major Freehold Retail/Office Investment

- Attractive historic City location
- Close to Bank of England and St Pauls Cathedral
- Important rent review December 2012
- Situated in attractive courtyard
- Adjacent to St Mary le Bow Churchyard
- Nearby occupiers include Robert Dyas, Prêt à Manger, Optical Express, Nationwide, Boots the Chemist and T M Lewin



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£68,000
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Location

Miles: 250 metres west of Bank Junction and Bank of England
800 metres north-west of the Monument
3 miles east of London's West End

Roads: A3211 (Victoria Embankment), A3, A10, A11, A13, A40

Rail: Mansion House Underground (District Line),
Bank Underground (Central, Waterloo & City, Northern,
District & Circle lines), Docklands Light Railway

Air: City Airport

Situation

The property is situated in an attractive historic city location immediately west of Bank Junction and some 500 metres east of St Paul's Cathedral. Nearby occupiers include Robert Dyas, Prêt à Manger, Optical Express, Nationwide, Boots the Chemist and T M Lewin.

Description

The property is an attractive building comprising RETAIL ACCOMMODATION on basement and ground floors and OFFICE ACCOMMODATION on first to fourth floors. The OFFICE ACCOMMODATION benefits from central heating, part secondary glazing and a passenger lift.

Tenure

Freehold.

VAT

VAT is applicable on this lot.

Note

The purchaser will pay 1% plus VAT of the purchase price towards the Vendor's sales costs.

Six Week Completion Available

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Basement	Retail	66.89 sq m (720 sq ft)	RUSSELL HOWARTH (t/a Graham Browne Mens Wear)	2 years and 2 months from 04/10/2010	£7,000	(2012)
Ground	Retail	69.77 sq m (751 sq ft)	RUSSELL HOWARTH (1) (t/a Graham Browne Mens Wear)	10 years from 25/12/2007	£30,000	(2012)
First	Office	69.49 sq m (748 sq ft)	LONDON CITY PHYSIOTHERAPY LTD	5 years from 22/03/2006	£13,500	(2011)
Second	Office	78.97 sq m (850 sq ft)	SECTOR PERSONNEL LTD	19/08/2005 until 28/09/2010 (2)	£17,500	(2010)
Third	Office	66.80 sq m (719 sq ft)	VACANT POSSESSION			
Fourth	N/A	60.11 sq m (647 sq ft)	VACANT POSSESSION			
Totals		412.03 sq m (4,435 sq ft)			£68,000	

(1) The lease provides for a tenant's option to determine the lease on 25th December 2012 on giving at least six months' written notice.

(2) The tenant is holding over.

For further details please contact:

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