

London E14 - Unit 4, 9 St. Annes Street, Limehouse E14 7PF  
Virtual Freehold Office Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS



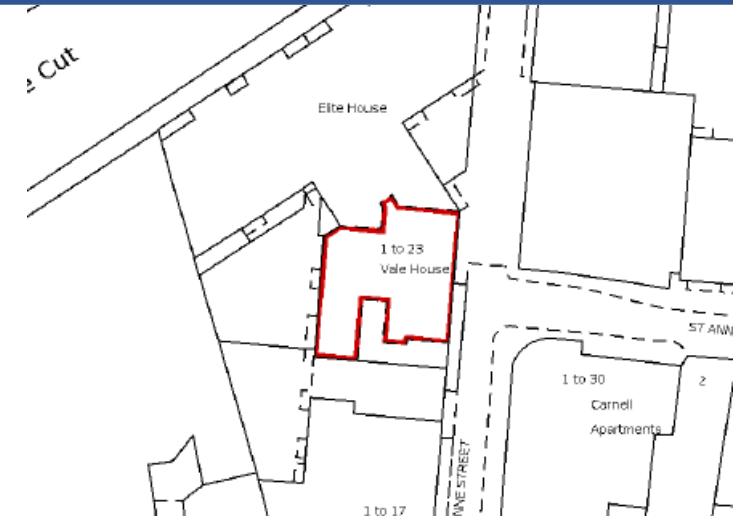
# London E14 - Unit 4, 9 St. Annes Street, Limehouse E14 7PF

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### Investment Consideration:

- Purchase Price: £560,000
- Gross Initial Yield: 10.39%
- Rental Income: £58,200 p.a.
- VAT is applicable to this property
- Comprises self-contained ground floor office/retail unit
- Property benefits from triple frontage and 2 car parking spaces
- Situated approximately midway between Limehouse and Westferry DLR stations, with occupiers nearby including Takeaway`s, Convenience Store, Hair Salon and more.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Unit 4 (Ground Floor)	Ground Floor: 216 sq m (2,328 sq ft) Open plan office, storage, kitchen, wc 2 parking spaces	Thalgo UK Limited	10 Years from 5 January 2018	£58,200	Note 1: FRI Note 2: Tenant break clause in 2023 NOT exercised Note 3: Deposit held of £17,460
<b>Total</b>				<b>£58,200</b>	

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### Property Description:

Comprises triple fronted ground floor unit t/a Office. The property benefits from 2 underground car parking spaces and provides the following accommodation and dimensions:

Ground Floor: 216 sq m (2,328 sq ft)  
Open plan office, storage, kitchen, wc

### Tenancy:

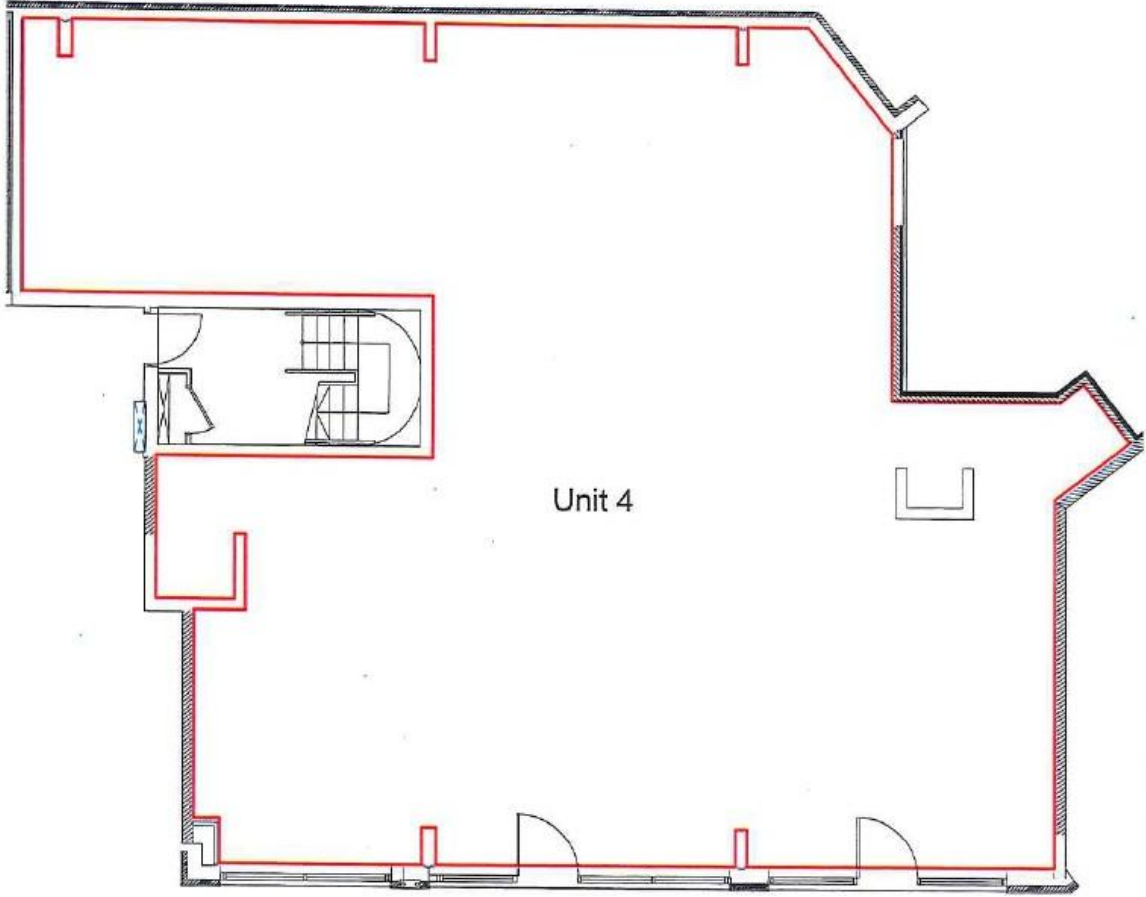
The property and 2 parking spaces are at present let to Thalgo UK Limited for a term of 10 years from 5<sup>th</sup> January 2018 at a current rent of £58,200 p.a. and the lease contains full repairing and insuring covenants. Tenant break clause in 2023 NOT exercised. Deposit held of £17,460.

### Tenure:

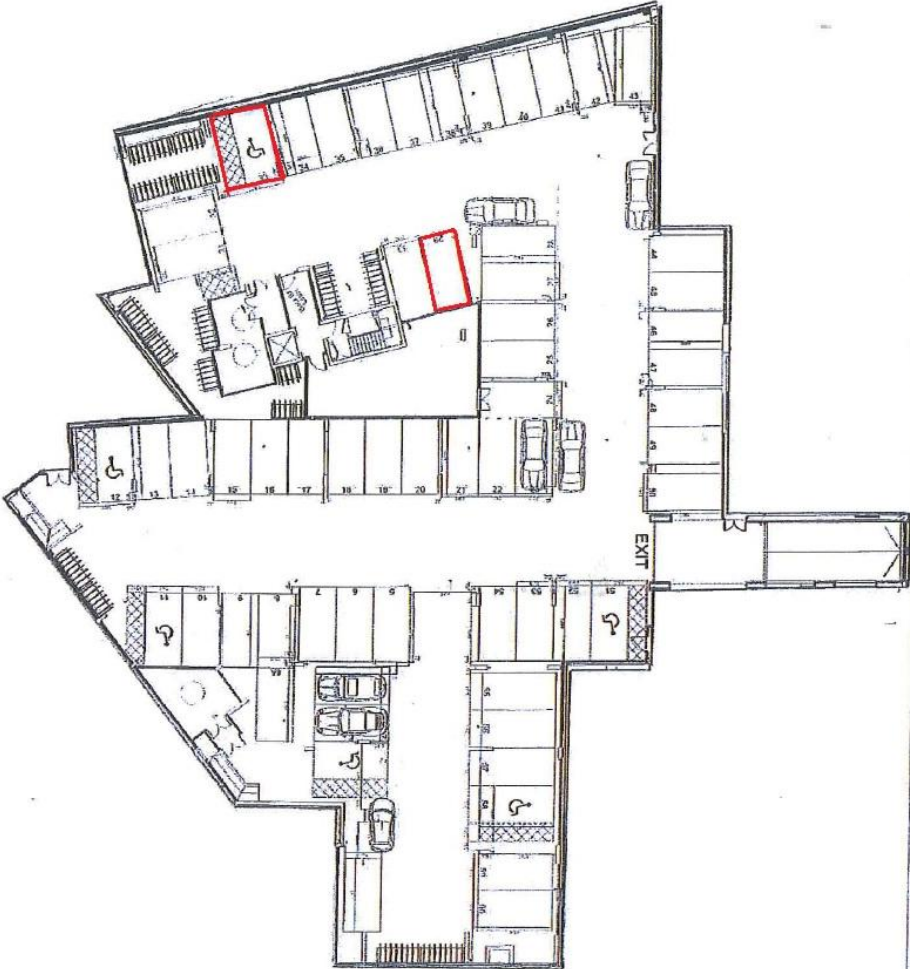
The office is held on a 999 year lease from 31<sup>st</sup> March 2017 at a ground rent of £500 p.a. Rent review every 10<sup>th</sup> anniversary linked to RPI.  
The 2 parking spaces are held on a 999 year leases from 1<sup>st</sup> January 2008 at a ground rent of £50 p.a. each. Ground rent sum to double every 15 years for the first 105 years of the term.



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Ground Floor



Parking Spaces

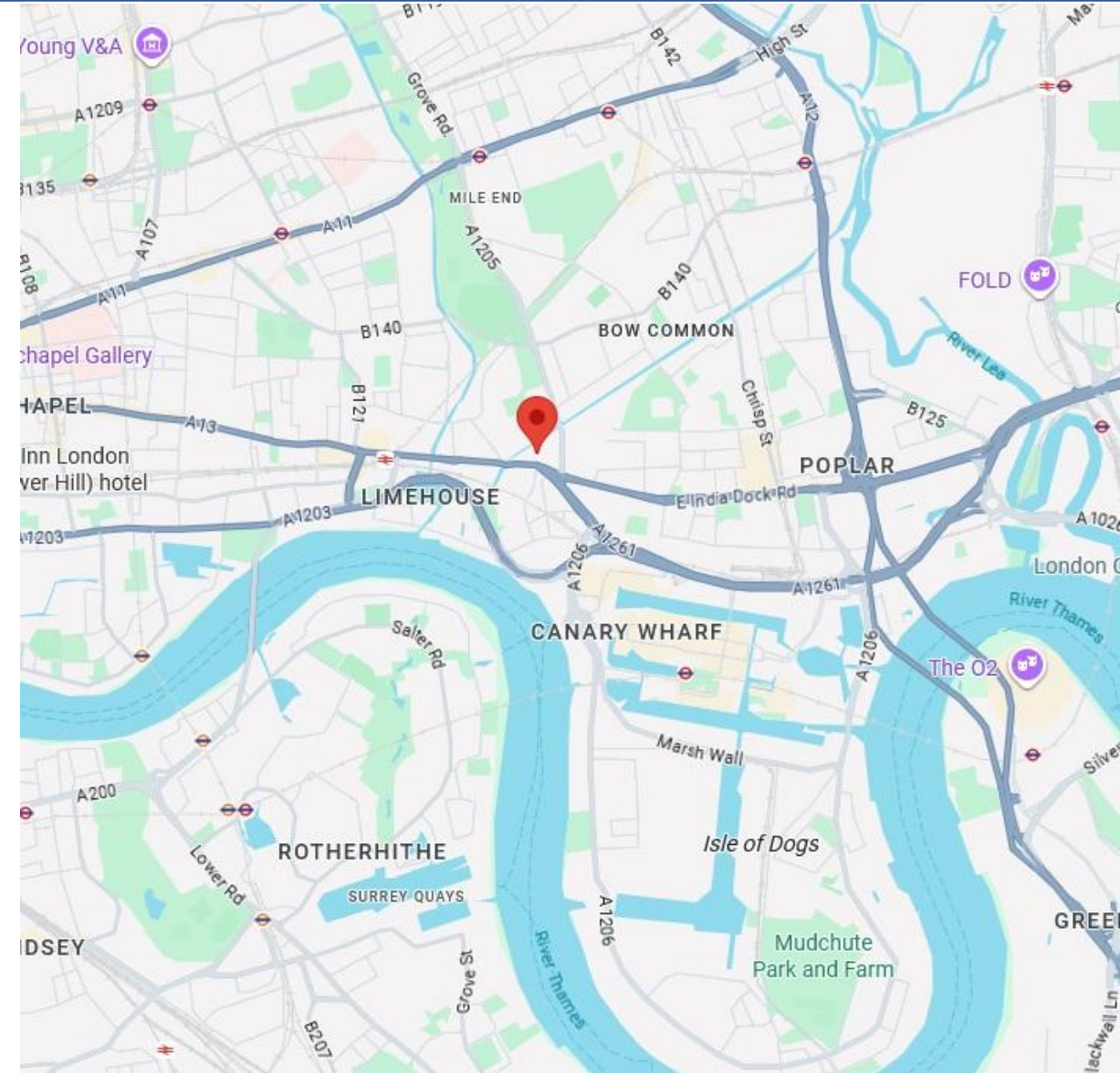
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### Location:

Limehouse is located in the heart of East London, within easy reach of both the City & Canary Wharf. The Canary Gateway development is located off Commercial Road (A13) on the junction of St Anne's Street & St Anne's Row. The property is situated approximately midway between Limehouse and Westferry DLR stations, with occupiers nearby including Takeaway's, Convenience Store, Hair Salon and more.



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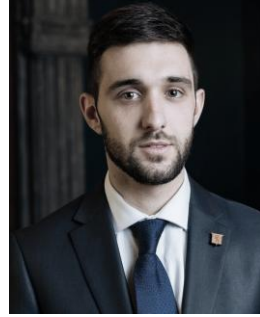
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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

PROPERTY CONSULTANTS

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