

Lot 5, 73-77 Endell Street, Covent Garden, London,

WC2H 9AJ

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



Central London Freehold Long Let Geared Office Investment

www.acuitus.co.uk

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Property Information

Central London Freehold Long Let Geared Office Investment

- Prime West End London Location
- Let to Claremorris Properties Ltd t/a Scott Brownrigg until July 2081 (No breaks)
- 5 yearly rent reviews to 60% of Open Market Rental Value
- Highly reversionary office investment with important rent review in 2027
- Attractive office building of 1,488.76 sq m (16,025 sq ft)
- Site of 0.06 Ha (0.14 Acres)
- Fashionable and desirable location
- First time on the market in almost 100 years

Lot

5

Auction

13th February 2025

Rent

£270,000 per Annum Exclusive

Status

Available

Sector

Office, Ground Rent

Auction Venue

Live Streamed Auction

On Behalf of a Cambridge College

Location

Miles

250 metres north of Covent Garden, 450 metres north east of Leicester Square

Roads

A40, A400

Rail

Covent Garden (Piccadilly Line), Tottenham Court Road (Northern, Central and Elizabeth Lines), Leicester Square (Northern, Piccadilly Line)

Air

London Heathrow Airport

Situation

Endell street is located in the heart of London's West End and Theatreland within close proximity to Covent Garden Piazza, Trafalgar Square and Leicester Square. The property is situated on the western side of Endell Street, close to its junction with High Holborn (A40). The immediate vicinity is highly popular and fashionable being some 150 north east of Seven Dials, 75 metres from Central Saint Giles Piazza and the landmark Centre Point building. Nearby occupiers include The Shaftesbury Theatre, Travelodge, Top Secret Comedy Club and many desirable restaurants and bars.

Tenure

Freehold.

Description

The property comprises a substantial office building arranged over five floors, currently providing a Net Internal floor area of 1,488.76 sq. m. (16,025 sq. ft.). Given the strategic location there may be opportunity to extend the existing accommodation subject to the necessary consents. The site extends to an area of 0.06 Ha. (0.14 Acres).

The current total rateable value of the property is £717,500 p.a. (www.voa.gov.uk).

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review	Reversion
Basement	Office	294.96	(3,175)	CLAREMORRIS PROPERTIES LIMITED t/a Scott Brownrigg (1)	99 years from 26/07/1982	£270,000	25/12/2027 and 5 yearly thereafter (2)	25/07/2081
Ground		453.83	(4,885)					
First		366.96	(3,950)					
Second		189.99	(2,045)					
Third		183.02	(1,970)					
Fourth	-	-						
Total		1,488.76	(16,025) (3)			£270,000		

(1) Claremorris Properties Limited is wholly owned by Scott Brownrigg Group Limited, an international design practice specialising in architecture, masterplanning, urbanism and interior design (www.scottbrownrigg.com). For the year ending 31/01/2024, Scott Brownrigg Group Limited reported a Turnover of £21,667,606, a Pre-Tax Profit of £2,980,133 and a Net Worth of £13,431,643 (NorthRow 17/01/2025).

(2) The rent is reviewed 5 yearly to 60% of open market rent. Full details of the rent review provisions are provided within the legal pack.

(3) The floor areas stated above were agreed at the last 2 rent reviews.

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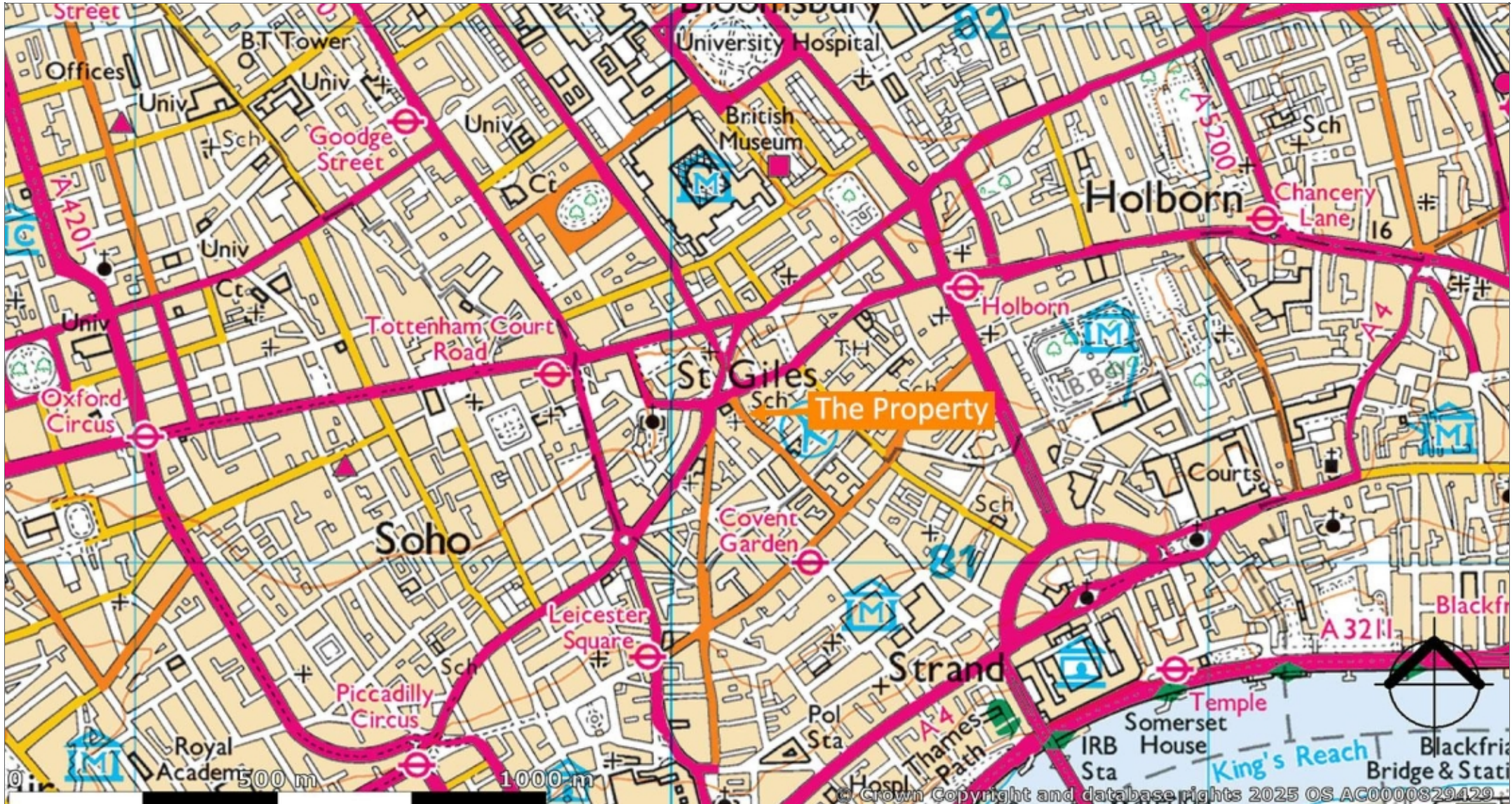
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2024