

28 Hatton Wall Hatton Garden, London EC1N 8JN

lot 29

Central London Retail Investment

- Let to Rashbel Marketing (UK) Limited until 2022 (subject to option)
- In occupation since 2005
- Historic and Prestigious Hatton Garden location
- Internationally recognised London Jewellery and Diamond quarter
- Six Week Completion

Gross Rent
£32,000
per annum
exclusive



Location

Miles: Immediately north of the City of London
0.5 miles north of Holborn
1.5 miles east of the West End

Roads: A201, A5201

Rail: Farringdon Underground Station (Circle Line, Hammersmith & City Line, Metropolitan Line), Chancery Lane Underground Station (Central Line)

Air: London City Airport, London Heathrow Airport

Situation

Hatton Garden is renowned internationally as a Jewellery and Diamond quarter of London and is situated on the northern boundary of the City of London. The property is prominently situated on the north side of Hatton Wall which links Hatton Garden and Leather Lane. Farringdon Station is some 500 metres east and will become a major transport hub with development of Crossrail.

Description

The property comprises a double retail unit providing office/ancillary accommodation in the basement and retail accommodation on the ground floor. The property benefits from a recent refurbishment programme including new roof.

Tenure

Long Leasehold. Held from Diamondpool Limited for a term of 125 years from completion of the sale at a ground rent of £250 p.a.x.

Please note the freehold could be available under a separate negotiation subject to serving the necessary notices under the Landlord and Tenant Act 1987.

VAT

VAT is applicable to this lot. It is envisaged that the sale will be a Transfer of a Going Concern (TOGC), so no VAT will be payable if the buyer qualifies under the TOGC regulations.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Basement	Office/Ancillary	70.47 sq m (759 sq ft)	RASHBEL MARKETING (UK) LIMITED (1)	10 years from 01/12/2012 until 2022 on a full repairing and insuring lease (2)	£32,000	01/12/2017
Ground	Retail	69.54 sq m (748 sq ft)				
Totals		140 sq m (1,507 sq ft)			£32,000	

- (1) Rashbel Marketing (UK) Limited was established in 1999 and specialises in the supply of jewellery accessories/tools to the general public and the jewellery trade.
(2) The lease provides for a Tenant option to determine the lease on 01/12/2017 and a photographic Schedule of Condition.

For further details please contact:

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