



Freehold Office Investment,  
with short term income

**FOR SALE**

**123 Minories (& 30 Vine Street) London, EC3N  
1NT**



## Description

The subject property comprises a purpose built self-contained office building; arranged over Lower Ground, Ground, and Five upper floors - serviced by a passenger lift and two terraces. The property has frontage onto The Minories as well as onto Vine Street at the rear.

Subject to the appropriate planning permission, it is considered that there is scope to extend the property from the roof level.

## Location

The property is located on the West side of The Minories. The subject property is situated within the heart of the City and is within close proximity of Aldgate, Aldgate East, Tower Hill & Tower Gateway Stations.

## Tenure

Freehold

## Proposal

Offers in excess of **£3,950,000** (THREE MILLION, NINE HUNDRED AND FIFTY THOUSAND POUNDS), subject to contract.

## Vat

The property is NOT elected for VAT.

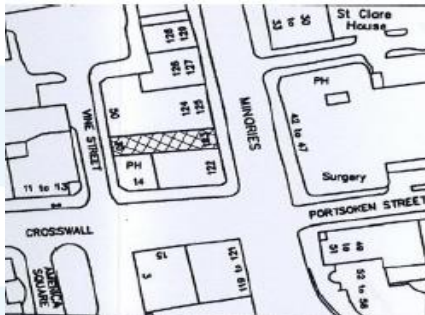
## EPC

The subject property is rated D with a score of 87



## Investment Summary

- Prime City of London investment opportunity fronting the Minories and Vine Street
- Freehold
- Currently fully occupied with flexible leases
- Approximately 4,720 sq.ft. NIA
- Total passing rent circa £123,000 pa.
- Offers in excess of £3,950,000 (Three million, nine hundred & fifty thousands pounds)



## TENANCY SCHEDULE<sup>1</sup>:

Floor	Office Designation	Area (Sq. Ft.)	Tenant	Lease Expiry Date	Annual Rent
Lower Ground	Office	425	EXLC Ltd.	Rolling (6 month break clause)	£6750.00
	Store Room 1	35	eTech Southern	27/08/2015	-
	Store Room 2	35	NEOS-IT	12/06/2015	£1,000.00
	Store Room 3	35	Hawley Refurbishment	23/04/2014	£1,000.00
	Store Room 4	60	Blohm + Voss Repair	Rolling (6 month break clause)	-
Ground	Meeting Room	150	Communal	N/A	£3,000.00
	Rear	330	RJ Shipping	31/12/2014	£6,000.00
First	Front	460	HML Premier Refurbishment	02/2019 (Currently in lawyers' hands)	£14,500.00
	Rear	460			£14,500.00
Second	Front	460	Hawley Refurbishment	23/04/2014	£14,396.00
	Rear	460	NEOS-IT	12/06/2015	£13,000.00
Third	Front	460	eTech Southern	27/08/2015	£13,500.00
	Rear	460	BQI Group	08/06/2014	£11,169.00
Fourth	Front	460	Blohm + Voss Repair	Rolling (6 month break clause)	£17,388.00
	Rear	270	Endeavour Management	Rolling (6 month break clause)	£7,106.40
Fifth		160	Blohm + Voss Repair	Rolling (6 month break clause)	-
<b>Total Approximately:</b>		<b>4720</b>		<b>Total</b>	<b>£123,309.40</b>

<sup>1</sup> Floor areas are provided by the Vendor. Interested parties are recommended to satisfy themselves and verify the measurements in due course.

## FLOOR PLANS

