

RESIDENTIAL

	Molette	Noviane	Vansere	Noidalre	Mirae	Bespoke
	34	35	36	37	38	39
Exterior						
Interior						
Address	Malvern Court, Onslow Square	Cumberland Mansions, Nutford Place	231 Sussex Gardens	44 Pont Street	Cadogan Court, Draycott Avenue	52 Pont Street
Tenure	Lease 105 years	Lease 112 years	Share of freehold	Lease 90 years	Share of freehold	Lease 92 years
Fair Value, £	1,499,000 at 08/04/2011	2,500,000 at 22/12/2017	1,250,000 at 22/12/2017	3,000,000 at 22/12/2017	2,150,000 at 03/12/2013	3,350,000 at 31/12/2015
Area sq.m	135	130	90	100	110	179
Tenant		Let via Foxtons Estate Agents	Let via Foxtons Estate Agents			
Rent P.A, £	N/A the property was sold	80,600	41,600	N/A Vacant/ Under Refurbishment	N/A the property was sold	N/A the property was sold
Lease Start		01/07/2017	13/03/2015			
Lease Expiry		30/06/2018	12/03/2019			
Next Rent Review	Sold for £2,800,000 on 22/02/2013	2 Years Letting Agreement	12/03/2019		Sold for £3,160,000 on 13/12/2017	

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Total Fair Value, £	97,220,000
Total Rent P.A, £	3,919,634
Running Yield	4.03%
Total Area, sq.m	8,620

Last updated: November 2018



Investment Property Portfolio



COMMERCIAL																																		
	Hermes					Apollon							Hera	Ares	Themis					Cratos			Bespoke			Sparta								
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	
Exterior																																		Exterior
Interior																																		Interior
Address	58 - 59 Poland Street	86 Cannon Street	2 Greek Street	352/353 Strand	45 Great Queen Street	72 Wardour Street	74 Wardour Street	37 South Molton Street	1 Rushey Green	442 Kings Road	51 Bethnal Green Road	23 Meard Street	93 Praed Street	428 Strand	43 New Oxford Street	1 Hoxton Square	65a Long Acre	57 St John Street	105 Charterhouse Street	14 Western Gateway, Royal Victoria Docks	75a Turnmill Street	163 - 167 Bermondsey Street	72 Bermondsey Street	55 Farringdon Road	25-27 Farringdon Road	63 Long Acre	58 Queensway & 7 Inverness Place	126 Whitechapel High Street	50 The Broadway	29/31 Parkway	4 D'Arbly Street	68 Long Lane	1 Cowcross Street	Address
Tenure	Freehold	Freehold	Freehold	Freehold	Long Leasehold 999 year from 10/08/2000	Freehold	Freehold	Virtual Freehold 2000 year lease from 25/03/1922	Long Leasehold 999 years from 16/11/2011	Freehold	Freehold	Freehold	Freehold	Freehold	Freehold	Long Leasehold 999 years from 2007	999 Year Leasehold	Freehold	Freehold	Long Leasehold 200 years from 09/04/1999	Long Leasehold 999 years from 01/07/1998	Long Leasehold 999 years from 01/01/2003	Long Leasehold 999 years from 25/03/2001	Freehold	Long Leasehold 999 years from 01/01/1997	Long Leasehold 999 years from 10/12/2012	Freehold	Long Leasehold 999 years from 13/05/2016	Freehold	Freehold	Freehold	Freehold	Freehold	Tenure
Fair Value £	5,850,000 at 31/12/2017	3,050,000 at 31/12/2017	2,630,000 at 31/12/2017	4,465,000 at 31/12/2017	4,930,000 at 31/12/2017	1,260,000 at 31/12/2017	4,000,000 at 31/12/2017	6,750,000 at 31/12/2017	1,050,000 at 31/12/2017	1,575,000 at 31/12/2017	2,430,000 at 31/12/2017	3,050,000 at 31/12/2017	1,445,000 at 22/12/2017	3,750,000 at 22/12/2017	3,645,000 at 22/12/2017	3,130,000 at 22/12/2017	2,600,000 at 14/03/2017	1,800,000 at 22/12/2017	4,100,000 at 22/12/2017	1,525,000 at 22/12/2017	1,975,000 at 22/12/2017	2,150,000 at 22/12/2017	890,000 at 31/12/2017	4,225,000 at 31/12/2017	3,750,000 at 31/12/2017	2,790,000 at 10/12/2012	2,350,000 at 13/06/2014	1,800,000 at 13/05/2016	1,150,000 at 11/08/2017	2,550,000 at 08/09/2017	2,525,000 at 10/08/2017	1,300,000 at 06/04/2018	1,675,000 at 26/10/2018	Fair Value £
Area sq.m	323	213	234	280	326	264	222	164	359	163	304	295	133	269	355	317	200	363	426	399	170	223	59	418	429	182	192	173	121	278	149	114	183	Area sq.m
Tenant	The Social Eating House Restaurant	Leon Restaurant	Vacant	Ladbrokes Betting and Gaming	Margot Restaurant	Pickle and Toast Restaurant	Ben & Jerry's	Orogold Cosmetics	Tesco Store	Baretto Lounge Ltd	Brewdog Retail Limited	Vacant	Nano Tech Repair Center	Boots	AYI Limited Restaurant	Bill's Restaurant	Pho Restaurant	Vacant	Simmons Bar Pellerin	Life at Parliament Supermarket Airline Café	Assman Buromobel GMBH & Co	Bermondsey Street Coffee Andrew Brown Hairdressers Bermondsey167 Scan Magazine	Chapter 72 Ltd	M&M Electrical Ltd Management & Construction Urban Owners Human Dignity Trust ABTT	Boots UK Ltd	Benugo	Mooboo In Style Direct Chauffeurs	Costa	The Headmasters Partnership Limited	Antarto (UK) Ltd	Sir Tom Baker Various Artist Ltd	Vacant	Mr M M Zampetti EC1 Music Agency Ltd	Tenant
Rent P.A £	206,750	162,250		189,050	210,000	60,000	189,500 Commercial 105,000 Residential 84,500	248,496 Commercial 168,000 Residential 80,496	58,168	75,000	109,000		32,500 Commercial 32,500 Residential now refurbished	159,000	146,860 Commercial 66,000 Residential 80,860	150,000	130,000		165,000 132,600	104,640	110,000	148,300	42,000	168,850	165,000	140,000	110,700	81,500	50,000	90,000	95,000		67,000	Rent P.A £
Lease Start	26/03/2010	25/03/2000		07/02/2005	26/09/2000	25/03/2014	06/04/2018	26/07/2012	27/06/2011	15/11/2016	18/08/2005		24/03/2017	25/03/2011	24/06/1992	29/04/2013	28/03/2001		01/04/2018	04/04/2012 15/07/2008 01/06/2012	19/03/2012	02/10/2012 05/03/2017 23/07/2017 09/08/2017	04/01/2017	24/06/2013 28/08/2014 01/12/2016 17/02/2017 11/10/2014	31/05/2012	28/09/2012	01/02/2012 05/02/2014 10/08/2017	13/12/2010	16/01/2014	25/03/2003	02/05/2018 15/09/2017		25/03/2013 29/04/2001	Lease Start
Lease Expiry	25/03/2030	24/03/2025		06/02/2020	25/09/2025	24/03/2029	06/04/2028	26/07/2022	26/06/2026	14/11/2031	17/08/2030		23/03/2032	24/03/2021	26/05/2028	28/04/2033	27/03/2026		31/03/2043	03/04/2022 14/07/2023 31/05/2027	18/03/2027	01/10/2027 04/03/2023 22/07/2023 08/08/2023	03/01/2027	20/06/2018 27/08/2024 31/11/2021 16/02/2022 10/10/2019	30/05/2022	27/09/2022	31/01/2032 04/02/2024 09/08/2020	12/12/2020	15/01/2024	24/03/2023	01/05/2033 14/09/2022		24/03/2028 24/03/2003 (holding over)	Lease Expiry
Next Rent Review	26/03/2020	25/03/2020		N/A	26/09/2020	25/03/2019	06/04/2023	N/A	27/06/2021	15/11/2021	18/08/2020		24/03/2022	N/A	25/12/2018	29/04/2023	28/03/2021		01/04/2023	N/A 15/07/2018 01/12/2017	19/03/2022	02/10/2022 05/03/2022 23/07/2022 09/08/2020	04/01/2022	N/A 28/08/2019 30/11/2019 17/02/2020 N/A	N/A	28/09/2017	01/02/2022 05/02/2019 N/A	N/A	16/01/2019	25/03/2018	02/05/2023 N/A		25/03/2018 N/A	Next Rent Review