

FOR SALE

27 Garlick Hill, London EC4



Executive Summary

- Self-contained building of 2,268 sq.ft., GIA, on basement, ground and four upper floors.
- The first to fourth floors have C1 use and each comprise one serviced apartment that form part of a larger scheme.
- The ground floor and basement comprise a self-contained retail unit of 858sq.ft.
- The entire building is held long leasehold from Trust for London for a term expiring on 28th October 2132 (110 years remaining) at a ground rent of 10% of rents received, subject to a minimum of £8,924pa.
- The four upper floors are fully underlet to SACO for the remainder of the term (to 26th October 2132) with a mutual break in 2051 at a current rent of £100,000pa.
- SACO's lease is subject to five yearly reviews based on 2.5% pa compound uplifts, with the next review on 29th July 2026.
- SACO use the floors for serviced apartments as part of their operation that occupies the whole of the rest of the site, totalling 77 rooms. SACO is owned by Brookfield.
- The retail unit is currently vacant and available to let. ERV is considered to be around £55,000pa. The vendor will provide a 12 month rental guarantee.
- Seeking offers in excess of £2.50m which is a net initial yield of 5.22% and a reversionary yield of 5.66% including the vendor top up of £55,000 and assuming purchaser's costs of 6.80%.

Location & Situation

The city of London is a global leader for the world's financial, insurance and business services. A mix of modern and period architecture combined with numerous historical and cultural landmarks make the city one of the most visually distinctive and enriched environments within the capital,

27 Garlick Hill is in the heart of the city, within 350m of the Bank of England, 500m of The London Stock Exchange HQ and 900m from Lloyd's of London.

Garlick Hill joins Cannon St to the north, one of the city's major thoroughfares, and home to some of the world's most significant businesses including Bloomberg, Arthur J Gallagher, Fidelity, The Financial Times, CMS and, more recently, tech companies such as Deliveroo.

Some of the city's most notable hotels and restaurants are also nearby, including, The Ned, Vintry & Mercer, Sweetings and the new restaurant arcade withing the Bloomberg HQ that runs between Queen Victoria St and Cannon St and is home a mix of restaurants including Brigadiers and Leno Stores.



Communications

27 Garlick Hill benefits from excellent proximity to transport links. It is immediately opposite the entrance to Mansion House tube station (circle and District lines) and within a short walk of Cannon St station (Circle and District lines and national rail services), Bank (Central, Northern, Waterloo & City lines and Docklands Light Railway) and St Paul's (Central line).

The remodelling of Bank underground station, which includes a new entrance on Cannon St, approximately 300m from Garlick Hill, should be substantially complete by later in 2022.

Description

27 Garlick Hill is a period building on basement, ground and four upper floors totalling 2,268 sq.ft. GIA.

The four upper floors have a C I use and are fitted out as one bedroom serviced apartments. These floors form part of a larger serviced apartment business, Cove – Cannon St, that is operated by SACO, who are owned by Brookfield. The floors are accessed via the main entrance to Cove which is on Cannon St,

The ground floor and basement comprise a self-contained retail unit, currently fitted out as a sandwich bar.

Newton Perkins LLP, Peek House, 20 Eastcheap, London EC3M 1NP

Newton Perkins for themselves and for the vendors or lessors of this property whose agents they are given notice that:- (1) The particulars are set out as a general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract; (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as standards or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Newton Perkins has any authority to make or give any representation or warranty whatsoever in relation to this property

Accommodation

Floor	Use	Area (sq ft)	Area (sq m)
4 th Floor	Apartment	330 sq ft	30m ²
3 rd Floor	Apartment	360 sq ft	33m ²
2 nd Floor	Apartment	360 sq ft	33m ²
1 st Floor	Apartment	360 sq ft	33m ²
Ground Floor	Retail	422 sq ft	39m ²
Basement	Retail	436 sq ft	40m ²
Total:		2,268 sq ft	210m²

Tenure

The entire property is held on a lease from Trust for London for a term expiring on 28th October 2132. The ground rent payable under the terms of the lease is based on 10% of rents received and is subject to a minimum payment of £8,924pa.

Tenancy

The first to fourth floors are sublet to SACO Cannon St Ltd, with a guarantee from SACO Group Holdings for a term expiring on 26th October 2132 at a current rent of £100,000pa. The rent is subject to review every fifth year based on a 2.50% pa compound uplift. The next review is on 29th July 2026 when the rent will increase to £113,141 pa. There is a mutual option to determine the lease on 29th July 2051 and then on the same date in 2066, 2091 and 2116.

The retail unit is currently vacant and available to let. ERV is considered to be around £55,000pa. The vendor will provide a 12 month rental guarantee.

Planning

The property is located in the Corporation of London. The first to fourth floors have C1 Use and the ground floor and basement are Class E, retail.

EPC

The property has an EPC rating of D

VAT

The property is elected for VAT and it is envisaged that the sale will be by way of a TOGC.

Proposal

We are instructed to seek offers in excess of **£2,500,000** plus VAT. This equates to a net initial yield of 5.22%, and a reversionary yield of 5.66% including the rental guarantee and assuming purchaser's costs of 6.80%.

Viewings

Strictly by appointment through sole agents, Newton Perkins

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