

9-13 **GRAPE STREET**

LONDON WC2

Prime Bloomsbury Freehold Development Opportunity

9-13 GRAPE STREET

INVESTMENT SUMMARY

- **Prime Bloomsbury** location between Shaftesbury Avenue and High Holborn, immediately to the north of Covent Garden.
- **Attractive period building** arranged over lower ground, ground and three upper floors totalling 10,442 sq ft (970.0 sq m) Gross Internal Area.
- The property benefits from **detailed planning permission**, subject to a Section 106 agreement, for change of use and erection of a roof extension to **six residential apartments (C3 use) comprising 6,339 sq ft (589.0 sq m) Net Saleable Area** and **four B1/A1 units totalling 2,745 sq ft (255.0 sq m) Gross Internal Area**, providing a **total Gross Internal Area of 12,080 sq ft (1,122.2 sq m)**.
- The property will be sold with **vacant possession**.
- The building would be suitable for **owner occupiers, developers or investors** seeking to undertake an office refurbishment and extension, subject to planning.
- **Freehold**.
- The vendor is seeking offers in excess of **£8,750,000 (Eight Million, Seven Hundred and Fifty Thousand Pounds)** subject to contract and exclusive of VAT, which equates to £838 per sq ft on the existing Gross Internal Area and £724 per sq ft on the consented Gross Internal Area.



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BLOOMSBURY | LONDON WC2

LOCATION

The thriving Bloomsbury sub-market sits between Soho to the west, Covent Garden to the south and Fitzrovia to the north. The local area is internationally known for its unrivalled amenities with the restaurants and bars of Soho and theatres and retail provision of Covent Garden a short walk away.

SITUATION

Situated on Grape Street, in a prime Bloomsbury location between Shaftesbury Avenue and High Holborn, the property benefits from the retail and amenities of Covent Garden and Soho. The area is characterised by numerous specialist retailers, high class restaurants and hotels, together with good quality offices and attractive private residences.

COMMUNICATIONS

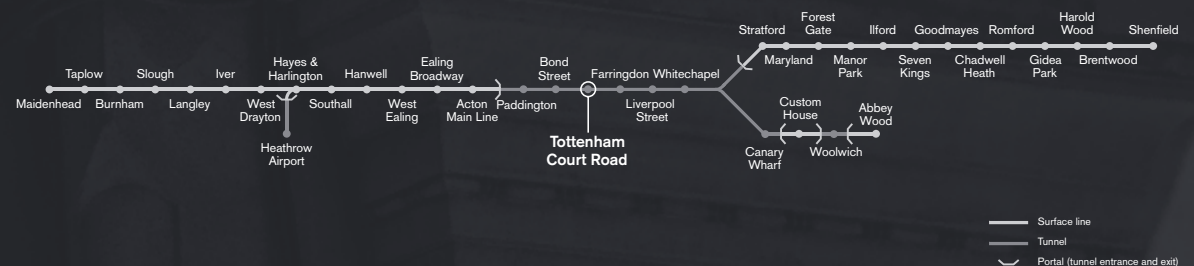
The property benefits from its proximity to Tottenham Court Road providing access to the Northern and Central lines, Covent Garden providing access to the Piccadilly line and Holborn providing access to the Piccadilly and Central lines.

CROSSRAIL

Tottenham Court Road is also set to significantly benefit from Crossrail with trains scheduled to be running from 2018. When complete, it is estimated that Tottenham Court Road will serve c.73 million passengers per year making it one of London's key transport hubs. Tottenham Court Road Station is one of the key Central London Crossrail stations and undergoing a £1 billion redevelopment. The project will deliver a new station with improved access to both the Crossrail and London Underground networks as well as creating new high-quality retail, office and residential accommodation above the station. It is estimated that the service will enhance capacity across Central London by 20% with over 250 million passengers a year using the service. This project will transform Central London especially in locations close to new or updated stations.



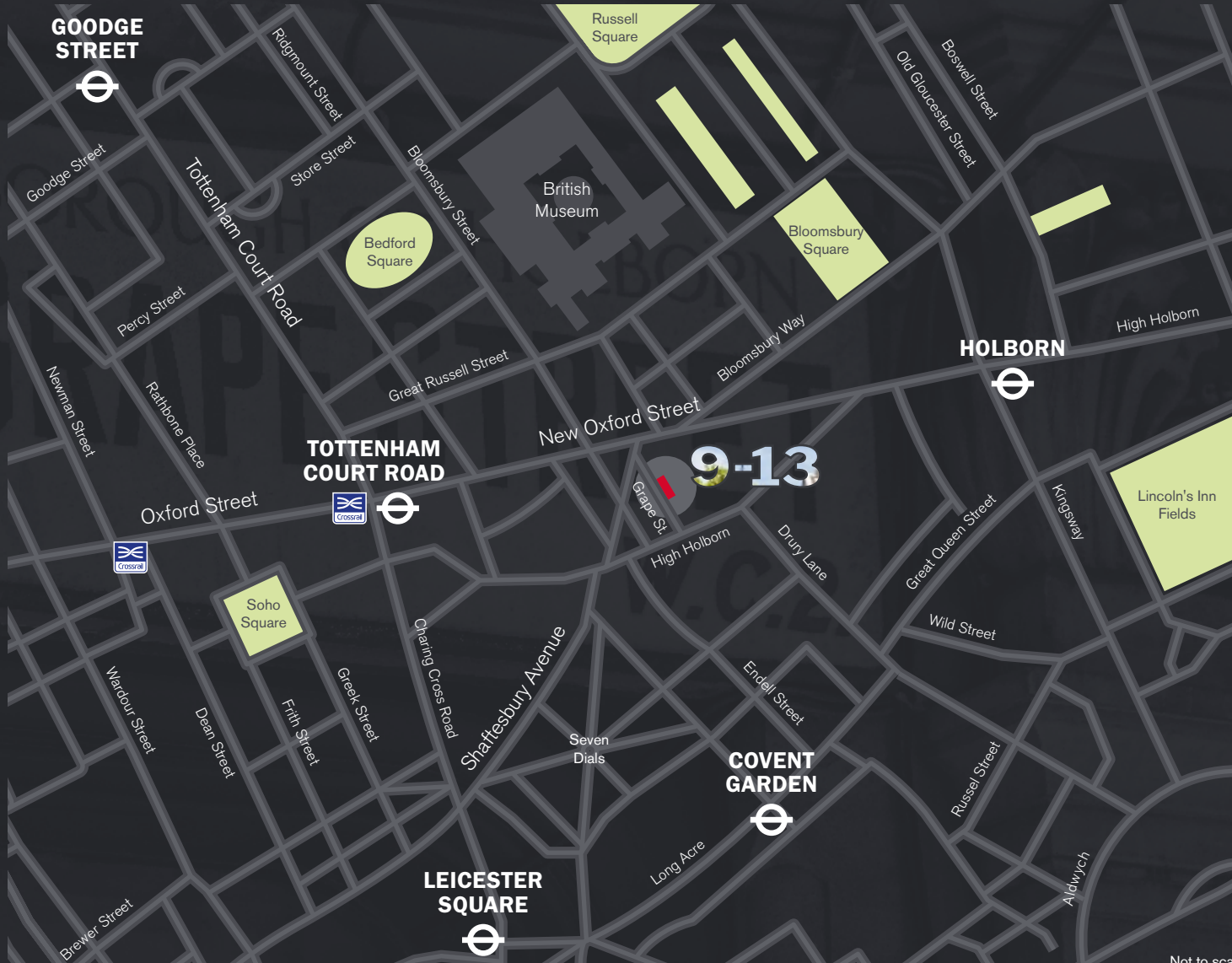
Crossrail route map



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BLOOMSBURY | LONDON WC2

LOCATION MAP



Not to scale



Commonwealth House

10 Bloomsbury Way

21 New Oxford Street

Royal Opera House

Centre Point

1 Oxford Street

 Covent Garden

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  Tottenham Court Road

1 Bedford Street



LOCAL DEVELOPMENTS

The area boasts a vibrant mixture of commercial, hotel, retail and residential uses and is set to benefit from further developments as shown below:

10 Bloomsbury Way, WC1

A London & Regional scheme comprising 164,000 sq ft of office, restaurant and retail accommodation.

21 New Oxford Street, WC1

A Brockton scheme comprising 250,000 sq ft of office, restaurant and retail accommodation.

Commonwealth House, New Oxford Street, WC1

Henderson are proposing to refurbish the office building to provide 115,000 sq ft of office accommodation.

Centre Point, WC1

An Almacantar and Frogmore scheme converting the 34 storey tower to residential incorporating a new public square.

1 Oxford Street, W1

A Derwent London scheme comprising 237,000 sq ft of office, restaurant and retail accommodation.

1 Bedford Avenue, WC1

An Exemplar and Bedford Estates scheme comprising an 85,000 sq ft mixed use redevelopment.



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DESCRIPTION

Attractive period building providing 10,442 sq ft (970.0 sq m) GIA of accommodation arranged over lower ground, ground and three upper floors. The property has the benefit of planning permission for the erection of a roof extension of 1,638 sq ft (152.2 sq m) GIA which will provide a total gross internal floor area of 12,080 sq ft (1,122.2 sq m).



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TENURE

Freehold.

PLANNING

The property benefits from detailed planning permission (Ref: 2015/0695/P), subject to a Section 106 agreement, for the following:

- Change of use of existing building
- Erection of roof extension
- Six private apartments on part ground and upper floors (two 3-bedroom flats and four 2-bedroom flats)
- 2,745 sq ft (255.0 sq m) of office accommodation on part ground and lower ground floors

Current Section 106 Contributions include:

Education Contribution	£9,850
Highways Contribution	£9,099
Public Open Space Contribution	£21,496
TOTAL	£40,445

A Mayoral CIL payment estimated at £5,350 is required on commencement of development.

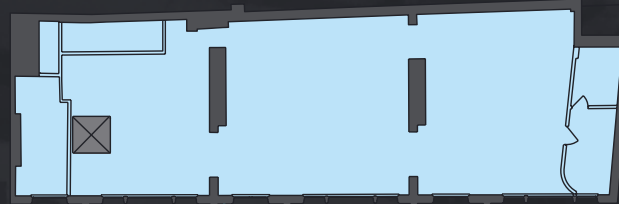


EXISTING ACCOMMODATION

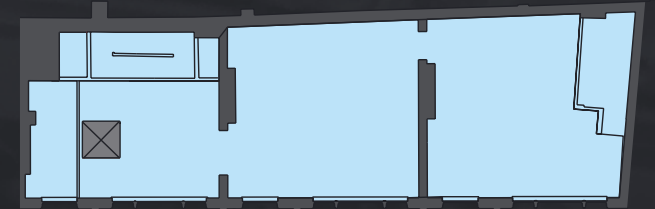
The property provides the following approximate gross internal floor areas:

Floor	sq ft	sq m
Third	2,131	198.0
Second	2,067	192.0
First	2,067	192.0
Ground	2,051	190.5
Lower Ground	2,126	197.5
Total	10,442	970.0

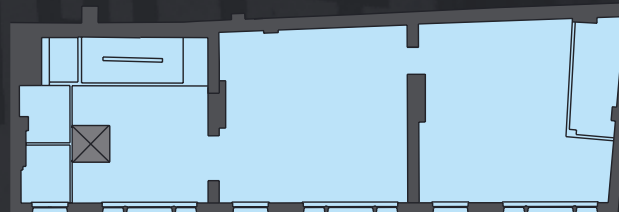
Third Floor Plan



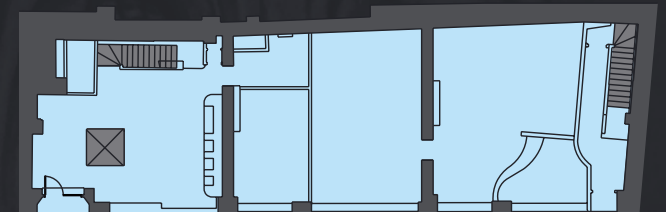
Second Floor Plan



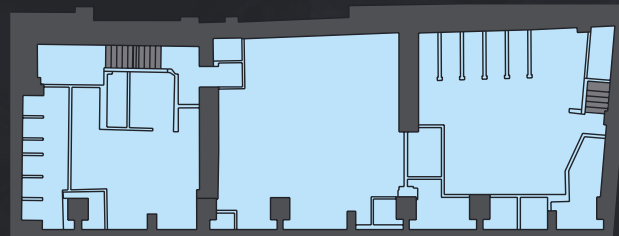
First Floor Plan



Ground Floor Plan



Lower Ground Floor Plan



Plans are indicative only & not to scale.

CONSENTED MIXED-USE SCHEME

Planning Consent was granted in March 2015 for C3 residential use providing six apartments over first to fourth floors and four B1/A1 units over lower ground and ground floors. Copies of the consent along with consented architectural drawings are available within the data room.

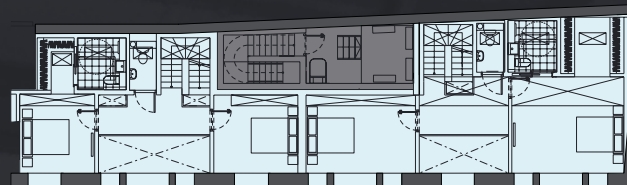
Residential

Floor	Flat	Beds	NSA (sq ft)	NSA (sq m)
Third & Fourth	3.1	3 Bed	1,335	124.0
	3.2	3 Bed	1,496	139.0
Second	2.1	2 Bed	872	81.0
	2.2	2 Bed	882	82.0
First	1.1	2 Bed	872	81.0
	1.2	2 Bed	882	82.0
6 Flats Total			6,339	589.0

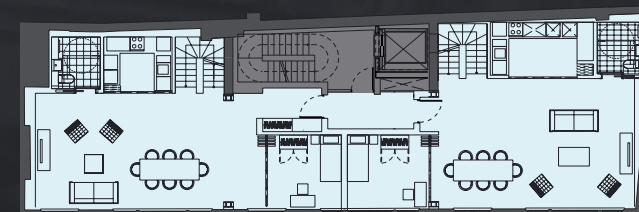
Office/Retail

Floor	Unit	Use	GIA (sq ft)	GIA (sq m)
Lower Gnd/ Gnd	1	B1	818	76.0
Ground	2	B1/A1	420	39.0
Lower Gnd/ Gnd	3	B1	990	92.0
Ground	4	B1/A1	517	48.0
4 Units Total			2,745	255.0

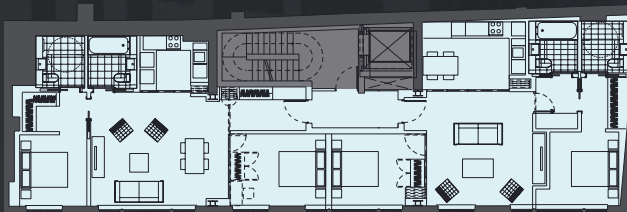
Fourth Floor Plan



Third Floor Plan



Second Floor Plan



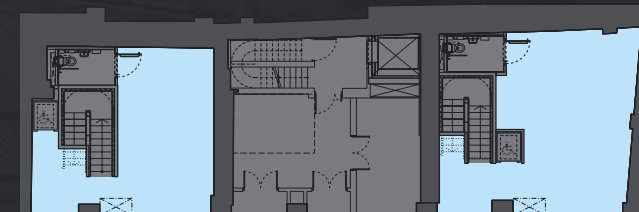
First Floor Plan



Ground Floor Plan



Lower Ground Floor Plan



Plans are indicative only & not to scale. All details supplied by the vendors architect Robin Partington & Partners.

Key: ■ Office ■ Residential

BLOOMSBURY RESIDENTIAL MARKET

We expect the West End to continue to outperform the more traditional prime central London areas due to the fact that it is still an emerging prime central area. The stock within Bloomsbury is becoming infinitely better quality and the area is also improving with the arrival of Crossrail, improved shopping and restaurants. In 2015 we expect to see more buyers coming across from the more traditional areas of Mayfair and Knightsbridge. This was a trend spotted in 2014 and we expect this to continue as Bloomsbury grows in stature and comparative affordability. The table provides a selection of recent comparable sale transactions:

Property Address	Post Code	Sale Price	sq ft	£/sq ft	Beds	Floor	Exchange Date	New/ Re-Sale
Drury Lane 1/2, 42	WC2B	£4,000,000	1,800	£2,222	2	First	Sep-14	New
Drury Lane 3/4, 42	WC2B	£4,000,000	1,800	£2,222	2	Second	Aug-14	New
Broad Court PH 6, 21	WC2B	£3,250,000	1,483	£2,192	3	Third/fourth	Apr-15	New
Berners Street 5, A	W1T	£1,800,000	823	£2,187	2	First	Oct-14	New
Hop House 9	WC2N	£908,000	431	£2,107	1	First	Feb-15	Re-sale
Soho Square 37, 2	W1D	£4,050,000	1,988	£2,037	3	First	Jun-14	New
Hop House 28	WC2N	£1,575,000	775	£2,032	2	Third	Feb-14	New
Hop House 12	WC2N	£1,750,000	867	£2,017	2	First	Sep-14	New

PROPOSED OFFICE SCHEME

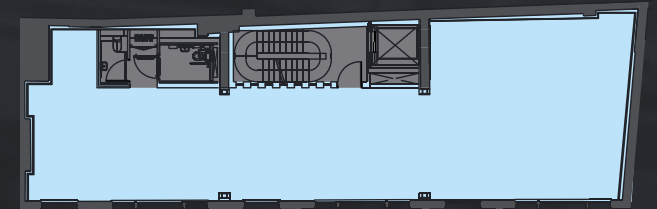
The property could be configured to provide the following approximate net internal floor areas for an office scheme with the benefit of the consented fourth floor, subject to planning:

Floor	sq ft	sq m
Fourth	1,158	107.6
Third	1,724	160.2
Second	1,675	155.6
First	1,675	155.6
Ground	1,666	154.8
Lower Ground	1,374	127.6
Total	9,272	861.4

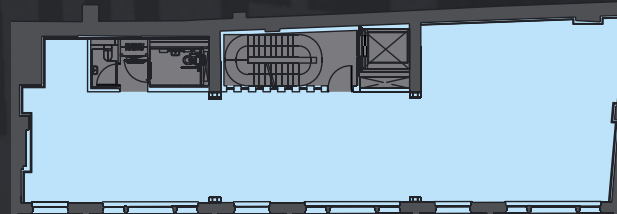
Fourth Floor Plan



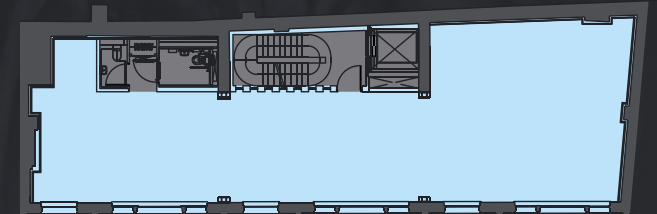
Third Floor Plan



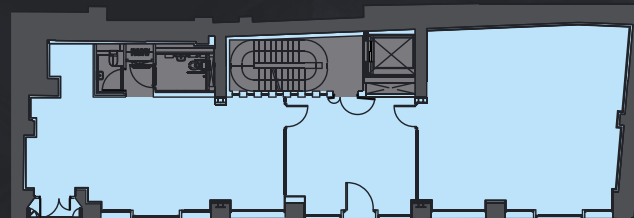
Second Floor Plan



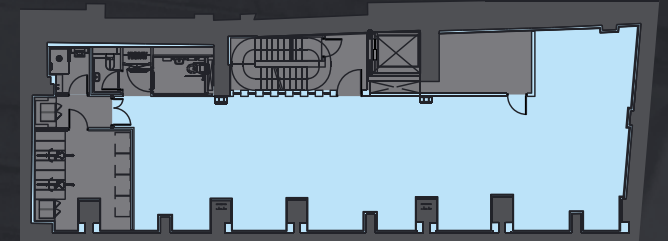
First Floor Plan



Ground Floor Plan



Lower Ground Floor Plan



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Proposed Ground Floor



Proposed Upper Floor

BLOOMSBURY OFFICE MARKET

The Central London office market has continued its strong transactional activity throughout 2014 and the first quarter of 2015 achieving some of the lowest vacancy rates with take up levels returning to its pre-crisis peak.

Bloomsbury is becoming one of the West End's premier office markets and is attracting a wide range of occupiers attracted by the prestigious working environment, high quality office accommodation, extensive local amenities and great transport links.

Historically underpinned by the creative and TMT sectors, the area has more recently become a preferred option for the more corporate and financial based occupiers who have been out-priced by the more traditional areas of Mayfair and St James' where prime rents are well in excess of £115 per sq ft. Rents for Grade A space in Bloomsbury are in the region of £70 per sq ft offering a discount to Soho at over £85 per sq ft, Fitzrovia at over £80 per sq ft and Covent Garden at over £85 per sq ft.

With the availability of genuine Grade A office accommodation remaining extremely limited, the future development pipeline at an all-time low and Crossrail trains scheduled to be running from 2018, strong rental growth is expected over the next few years.

Rental Comparables

Address	Date	Area (sq ft)	Rent (£psf)
Orion House, 5 Upper St Martins Lane, WC2	Q2 2015	5,832	£83.50
Dragon Court, 27-29 Macklin Street, WC2	Q2 2015	2,977	£67.50
10 Bloomsbury Way, WC1	Q4 2014	8,000	£75.00
64-76 New Oxford Street, WC1	Q4 2014	4,575	£67.50

Investment Transactions

Address	Date	Area (sq ft)	Price	NIY (%)	Cap Val (£psf)
120 New Cavendish Street, W1	Q2 2015	32,481	£44,000,000	N/A	£1,355
21-22 Poland Street, W1	Q2 2015	8,836	£12,000,000	N/A	£1,358
Hend House, 233 Shaftesbury Avenue, W1	Q1 2015	14,558	£21,350,000	3.83%	£1,467
10-14 Bedford Street & 66-68 Chandos Place, WC2	Q4 2014	48,945	£65,100,000	3.91%	£1,330

CAPITAL ALLOWANCES

There are no capital allowances available.

VAT

The property has been elected for VAT purposes and therefore VAT will be payable upon the purchase price.

EPC

Energy Performance Certificate reference number: 0092-9068-2130-2000-5503. Rating: E101.

DATA ROOM

An electronic data room is available for the property. For access to the data room please contact Springer Nicolas, Pilcher Hershman or CBRE.

INVESTMENT RATIONALE

- Crossrail is scheduled to open 2018
- Unprecedented residential and office demand for Bloomsbury
- Limited available office supply and boutique residential schemes
- Opportunity to create sought after media-style office accommodation or high end residential accommodation
- Located in an area forecast for continued capital appreciation

PROPOSAL

The vendor is seeking offers in excess of **£8,750,000 (Eight Million, Seven Hundred and Fifty Thousand Pounds)** subject to contract and exclusive of VAT, which equates to £838 per sq ft on the existing Gross Internal Area and £724 per sq ft on the consented Gross Internal Area.

CONTACT

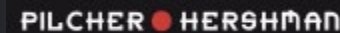
For further information or to arrange a viewing please contact one of:

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