



BRAMAH HOUSE



BLACK SWAN YARD



75 BERMONDSEY STREET

WHY

- Whitmarsh
- Holt
- Young



SHAND HOUSE



22 SHAND STREET



9 HOLYROOD STREET

FOR SALE: 6 Freehold buildings arranged in two clusters at the centre of a major growth area within central London

EXECUTIVE SUMMARY

- 83,800 sq.ft. in total.
- Significant pitch improvement expected from both The Shard effect and station improvements at London Bridge.
- Bermondsey Street is widely reported as being the most fashionable street in London. It is also expected to benefit from the 12,500 workers at the Shard adopting it as their Village High street and the place to eat, drink and live.
- Each subject property offers near-term opportunities - ranging from Tenant lease regearing and minor refurbishment through to redevelopment, significant massing gain and potential changes of use.
- Average Current Rent only £19.93 per sq.ft.
- Low Capital Value of £334 per sq.ft.
- Total Current Rent £1,635,949 pax.
- Total Current ERV, in existing condition, £2,000,000 pax.
- Guide price £26.5m.

Further Information

David Whitmarsh
E: dw@why50.com
T: 0207 079 1817

David Holt
E: dh@why50.com
T: 0207 079 1818

James Young
E: [jy@why50.com](mailto: jy@why50.com)
T: 0207 079 1819



AERIAL



LOCATION

Located on the South bank of the Thames immediately opposite the City of London, Southwark has emerged in recent years as a major strategic location in its own right. The catalyst for this growth has been the Jubilee Line extension linking with London Bridge Station, (a major commuter Terminus). This provides unsurpassed connections between the traditional hubs of The West End, Westminster, the City and Canary Wharf.

The success of major office schemes in the locality, such as More London, demonstrates the popularity of the area with major blue-chip occupiers; attracted not only by the superb transport links but also the overall civic improvements. This has created a cosmopolitan atmosphere offering workers and visitors a wide variety of places to eat, drink and shop. Major attractions include Borough Market, Bankside, Tate Modern, the Globe Theatre and Tower Bridge.





Bramah House



Bramah House



Black Swan Yard



Black Swan Yard



75 Bermondsey Street



75 Bermondsey Street



Shand House



Shand House



22 Shand Street



22 Shand Street



9 Holyrood Street

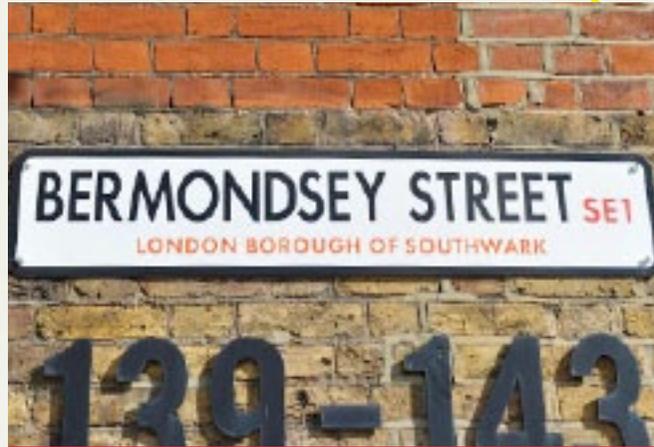


9 Holyrood Street

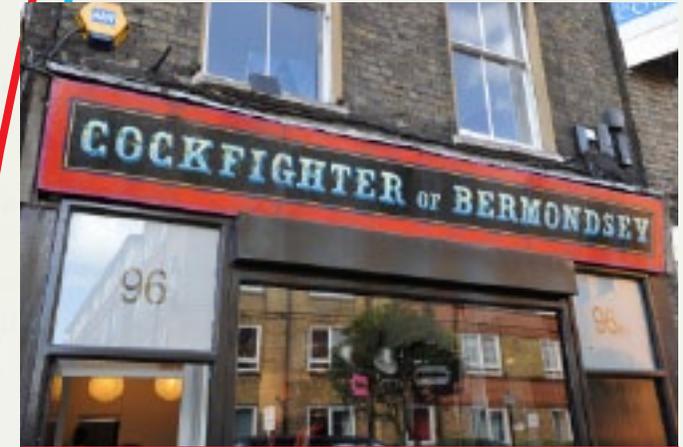
The Shard effect and London Bridge Station improvements



Fashion and Textile Museum



Bermondsey Street



Cockfighter Fashion Boutique



The Shard



London Bridge Station



Hay's Galleria

Tenure

All buildings and land are held Freehold.

Guide Price

£26,500,000 (Twenty six Million five Hundred Thousand Pounds.)
Subject to contract and Exclusive of VAT, for the Freehold Interests.

Consideration will be given to individual property sales.

A purchase at this level net of 5.8% acquisition costs would show:

- Capital Value per sq ft of £334.
- Net Initial Yield of 5.84%.
- Net Reversionary Yield based on existing specification of 7.13%.
- Significant redevelopment potential.

Rating and Council Tax

Individual rating assessments can be obtained from www.voa.gov.uk

To arrange a guided inspection or for further information please contact;



Whitmarsh Holt Young

**Cavendish House
18 Cavendish Square
London W1G 0PJ**

Tel: 020 76295527

LONDON BRIDGE SE

Further Information

David Whitmarsh
E: dw@why50.com
T: 0207 079 1817

David Holt
E: dh@why50.com
T: 0207 079 1818

James Young
E: ejy@why50.com
T: 0207 079 1819

Declaration

Whitmarsh Holt Young for themselves and for the vendor or lessor of this property for whom they act, give notice that: 1. These particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely upon them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No employee of Whitmarsh Holt Young has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor enter into any contract on behalf of the vendors. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 5. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. 6. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however, been tested and therefore, we give absolutely no warranty as to their condition or operation. The date of this publication is December 2008.