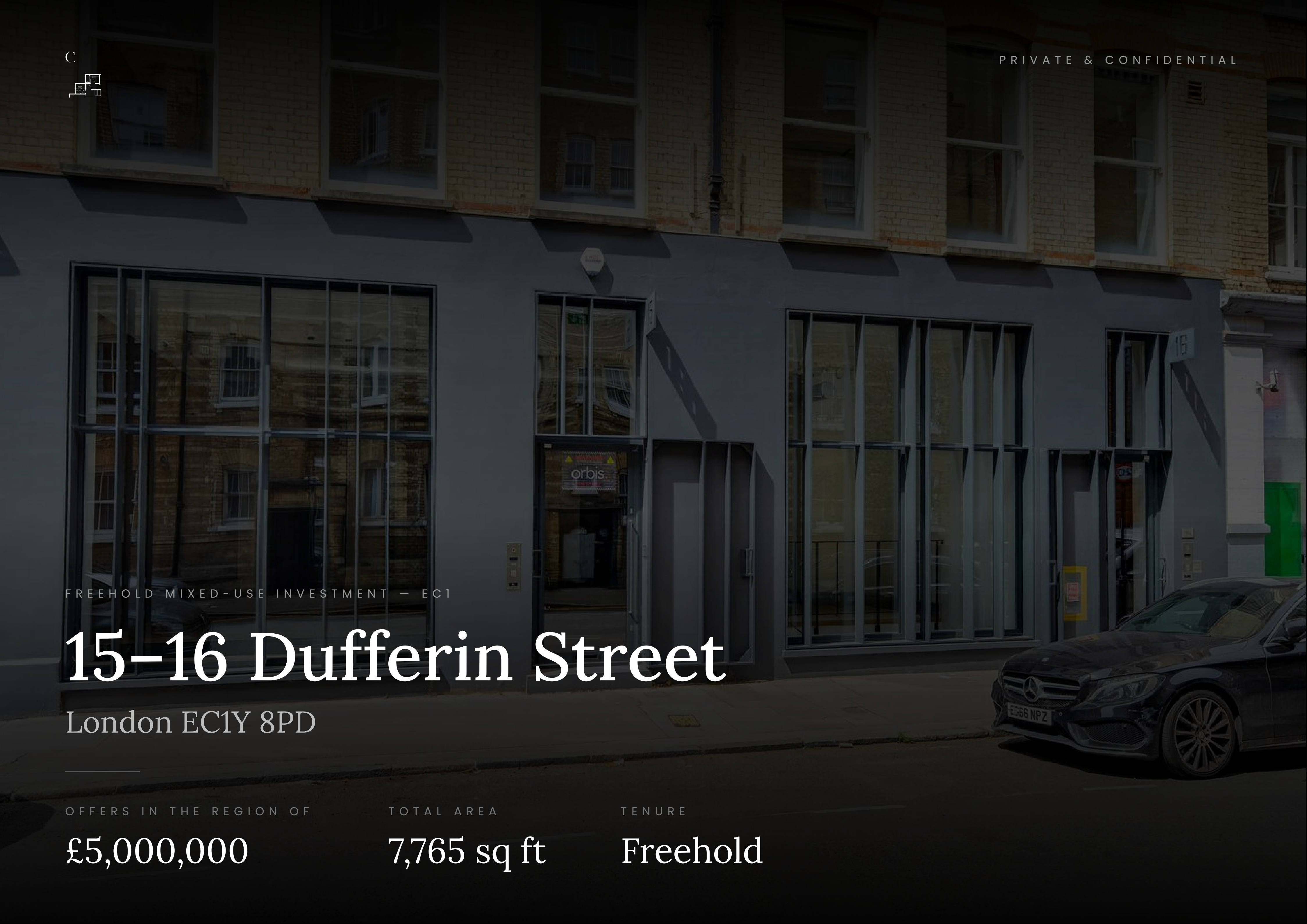


FREEHOLD MIXED-USE INVESTMENT — EC1

15–16 Dufferin Street

London EC1Y 8PD

OFFERS IN THE REGION OF	TOTAL AREA	TENURE
£5,000,000	7,765 sq ft	Freehold

01 — OVERVIEW

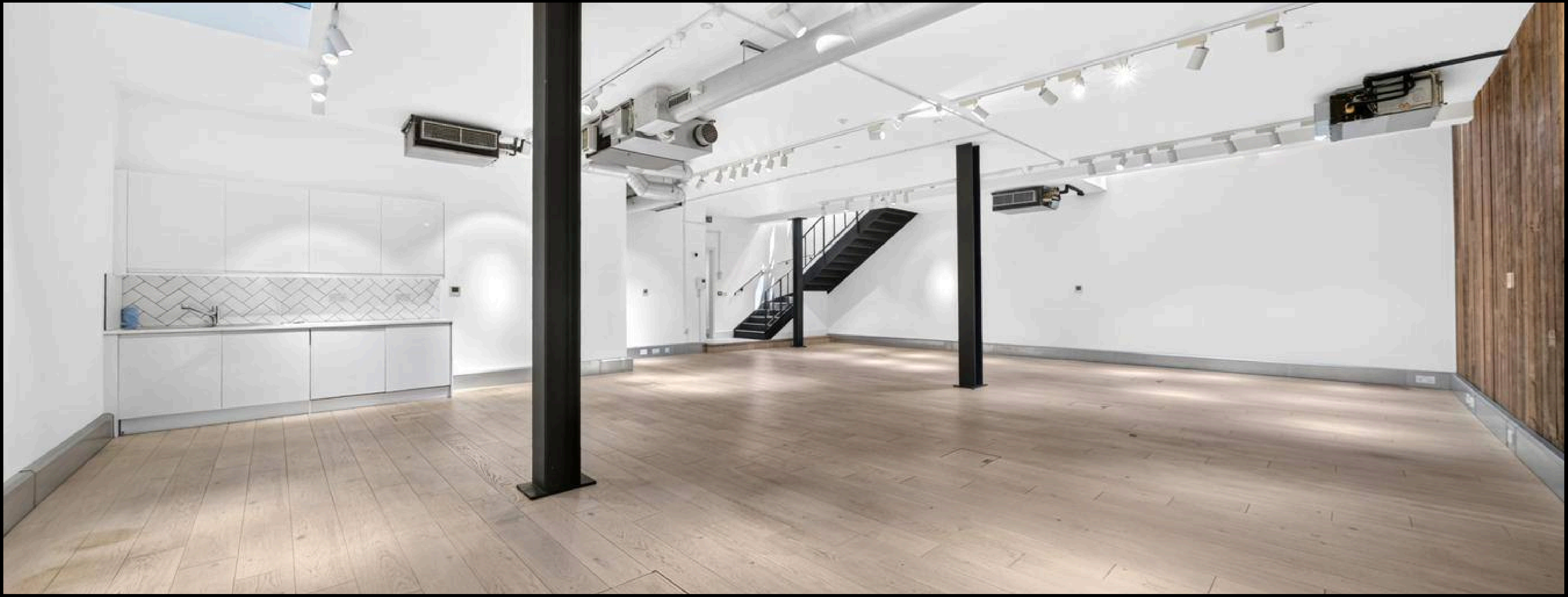
The Property

15–16 Dufferin Street is a freehold building of 7,765 sq ft arranged over lower ground, ground and four upper floors. The property comprises retail accommodation at ground and lower ground level with four self-contained office floors above.

The building has been refurbished throughout. Specification includes a passenger lift serving ground to fourth floor, air conditioning, engineered oak flooring, exposed timber feature walls, kitchenettes to each floor and WC facilities on each landing. The ground floor benefits from full-height glazing and glass pavement lights to the lower ground.

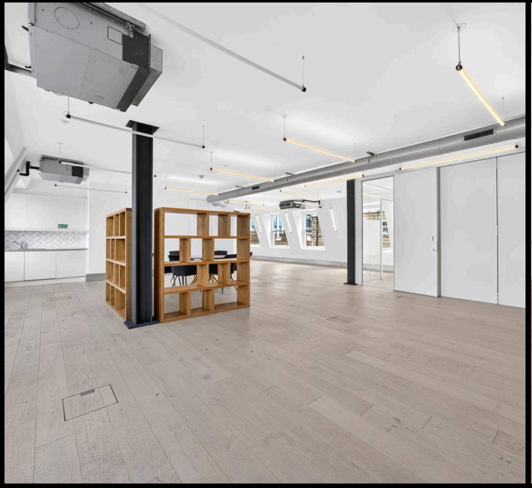
The second floor office is let at £67,000 per annum. The remaining accommodation is vacant. The retail unit is available to lease at a quoting rent of £125,000 per annum. Fully let, the building carries an estimated rental value of £402,000 to £432,000 per annum.

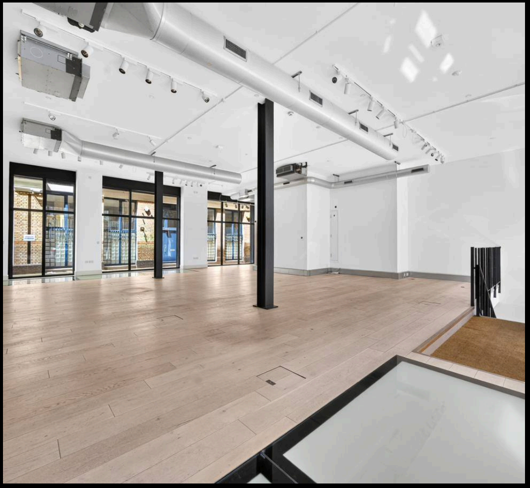
Tenure	Freehold — asset sale
Price	Offers in the region of £5,000,000
Capital value	£644 per sq ft
Passing rent	£67,000 per annum
Reversionary income	£402,000–£432,000 per annum
Accommodation	Retail 2,487 sq ft · Offices 5,278 sq ft



RETAIL — GROUND & LOWER GROUND

OFFICES — FIRST TO FOURTH





02 — ACCOMMODATION & INCOME

Schedule

FLOOR	USE	AREA (SQ FT)	STATUS	RENT / ERV P.A.
Fourth	Office 4	1,228	Vacant	£70,000–£80,000 ERV
Third	Office 3	1,356	Vacant	£70,000–£80,000 ERV
Second	Office 2	1,347	Let	£67,000 passing
First	Office 1	1,347	Vacant	£70,000–£80,000 ERV
Ground & Lower Ground	Retail	2,487	Vacant	£125,000 quoting
Total		7,765		£402,000–£432,000

PASSING RENT

£67,000 p.a.

REVERSIONARY INCOME

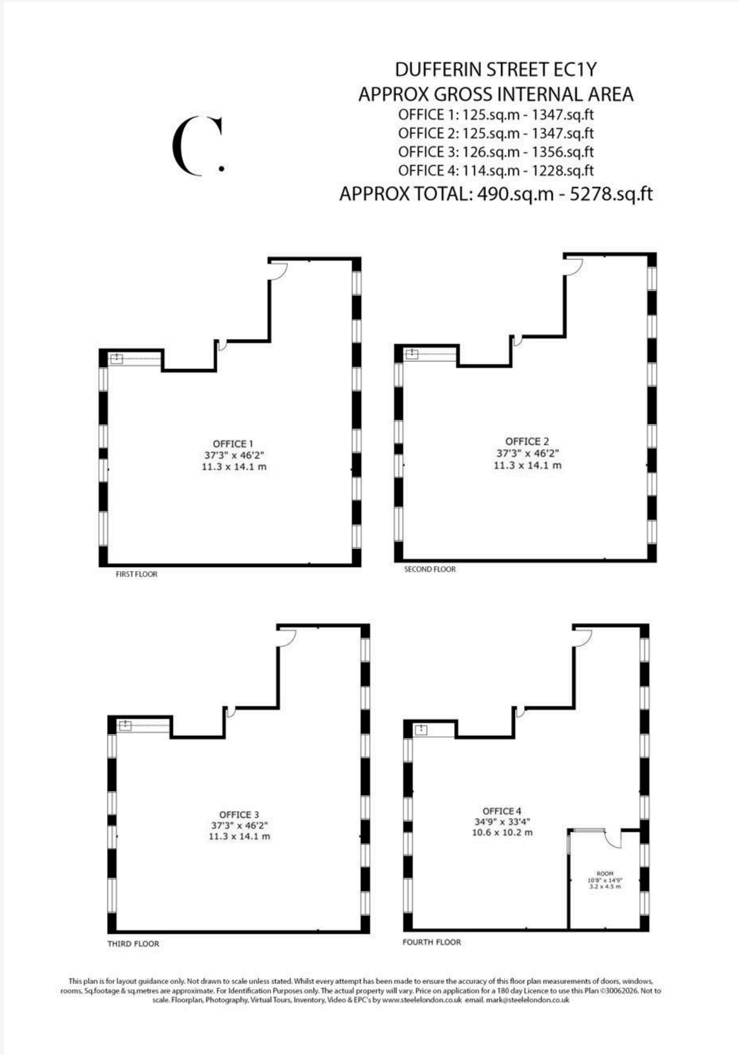
£402,000–£432,000 p.a.

REVERSIONARY YIELD

8.0%–8.6%

Reversionary income assumes letting of vacant accommodation at quoting rent (retail) and estimated rental values (offices), plus passing rent. Yield calculated on offers in the region of £5,000,000, gross of purchaser's costs.

03 — FLOOR PLANS



RETAIL — GROUND & LOWER GROUND · 2,487 SQ FT

OFFICES — FIRST TO FOURTH FLOORS · 5,278 SQ FT

04 — LOCATION

EC1 — City Fringe

Dufferin Street runs between Whitecross Street and Bunhill Row in EC1, immediately north of the Barbican estate and south of Old Street. The City of London core lies within half a mile.

The immediate area is an established mixed office, residential and retail location. Whitecross Street and its street food market adjoin the western end of the street. Occupier demand in the district is drawn from the City, the technology cluster around Old Street and the creative sector in Clerkenwell and Shoreditch.

The property is served by Underground, National Rail and Elizabeth line connections at Moorgate, Old Street, Barbican, Farringdon and Liverpool Street.

CONNECTIVITY

STATION	LINES	DISTANCE
Barbican	Circle, H&C, Metropolitan	0.3 mi
Old Street	Northern, National Rail	0.4 mi
Moorgate	Northern, Circle, H&C, Met, Elizabeth	0.5 mi
Farringdon	Elizabeth, Thameslink	0.7 mi
Liverpool Street	Central, Elizabeth, National Rail	0.8 mi

Distances approximate.

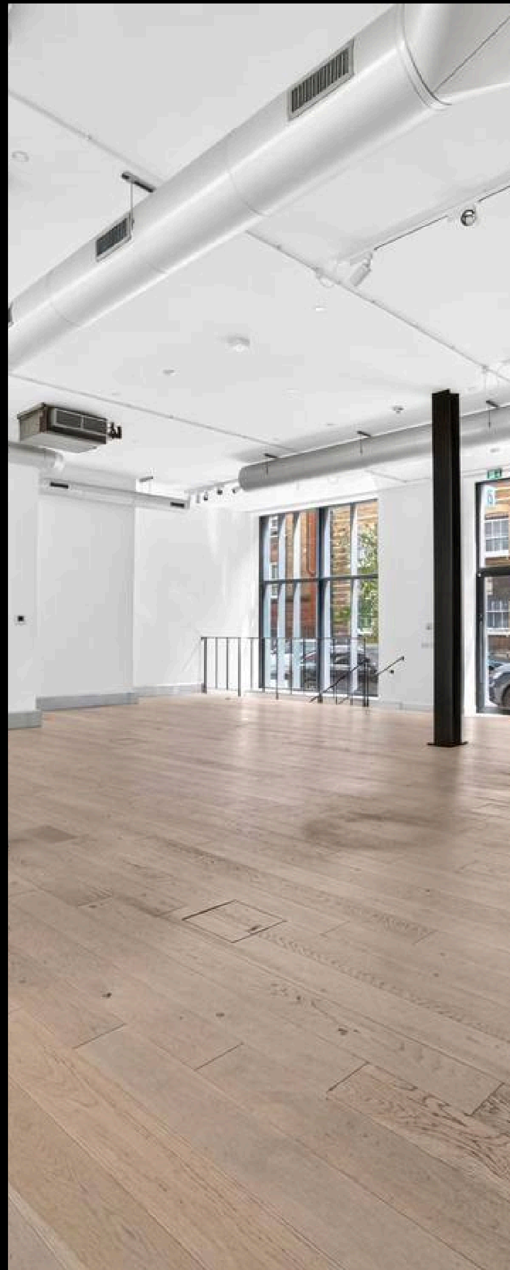
05 — THE OPPORTUNITY

Income Reversion

The building produces £67,000 per annum from the let second floor. Four of the five demises are vacant and available to let. Letting the vacant accommodation at quoting and estimated rental values takes total income to £402,000–£432,000 per annum, a gross reversionary yield of 8.0%–8.6% on the asking terms.

Vacant possession of the majority of the building also permits repositioning. The floorplates, lift access and refurbished specification are suited to serviced office operation. Alternative uses, including hotel or residential conversion, may be achievable subject to planning.

The property is offered as an asset sale.



Next Steps

Viewings are strictly by appointment and are arranged through Calibre Acquire. Please contact us to arrange access or to request further information.

CALIBRE ACQUIRE

www.calibreacquire.co.uk