

12-13 BRUTON STREET, LONDON W1



Description

The property is located in the Mayfair area of London's West End and occupies a prominent position on the southern side of Bruton Street.

The property comprises an attractive building, which was substantially redeveloped in 1986 to provide high quality office and residential accommodation on basement, ground, mezzanine and five upper floors. The offices benefit from their own separate entrance and reception area at Number 13 and the three residential flats within Number 12 have a separate entrance to the front of the property and are serviced by an 8 person passenger lift. The offices are fitted to a high specification including air conditioning, raised floors, suspended ceilings, recessed fluorescent strip lighting and two 8-person passenger lifts. The property has 5 car parking spaces at ground floor level, 3 of which are allocated to the residential accommodation.

The property is let on a full repairing and insuring lease to Deloitte & Touché LLP for a term of 25 years from 24th June 1987, expiring 23rd June 2012, with the next review being 24th June 2007. The office accommodation has been sub-let to Harvey Nash Plc. The current rent is £1,029,000 pa (£48 per sq ft on best space).

Price

£30,500,000

Yield

Initial 3.190%

Transaction

Sale to O&H Properties