9—15

Attractive Mixed-Use
Investment Opportunity

HELMSLEY PLACE

London Fields
E8

INVESTMENT SUMMARY

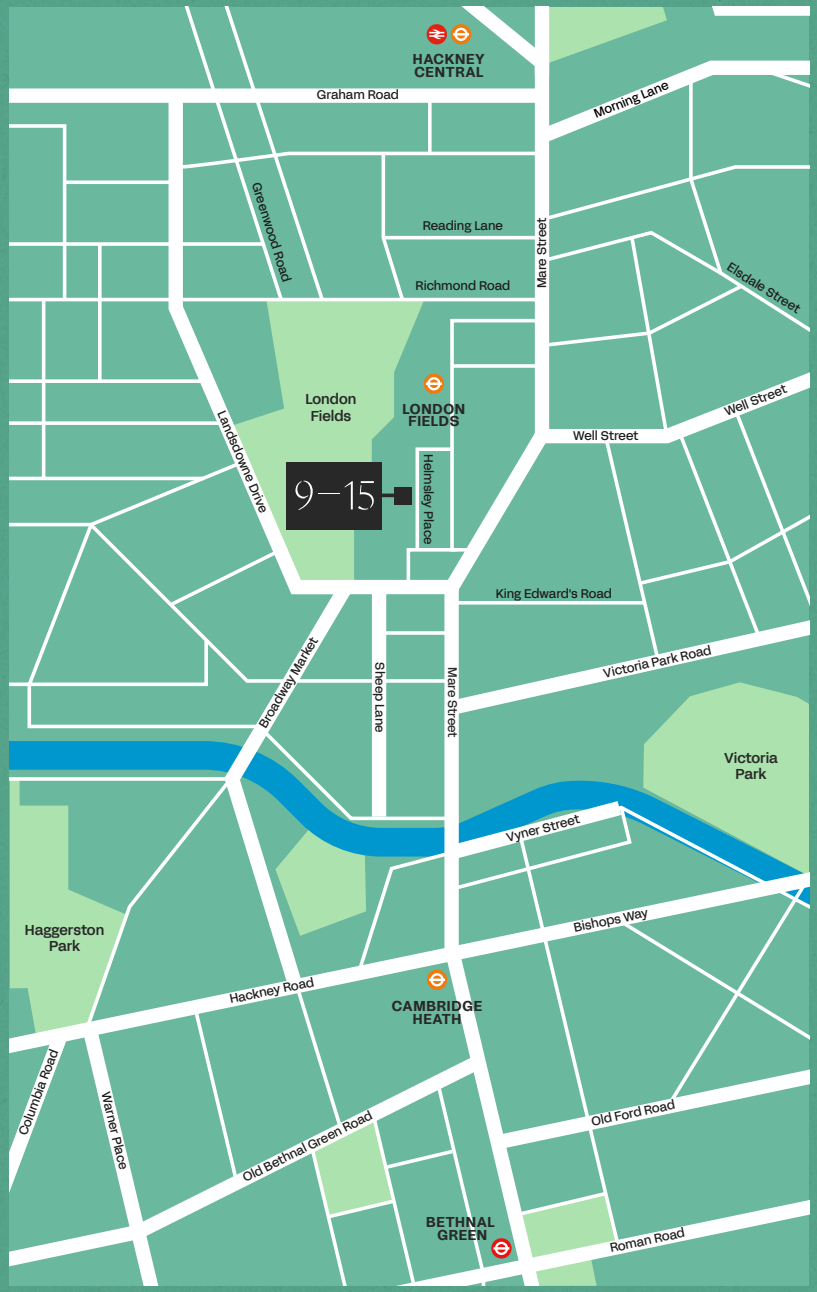
- 9–15 Helmsley Place is an attractive mixed-use building within the London Borough of Hackney.
- The property occupies a prime position in London Fields which has become a fashionable lifestyle location and sought after commercial destination.
- The property has excellent transport communication, it is just a 2-minute walk from London Fields Overground station.
- The property benefits from nearby open green spaces with London Fields immediately to the west and Victoria Park just a 10-minute walk to the east.
- The property is newly constructed and is arranged over four storeys providing high quality Class E accommodation across the ground, mezzanine and first floors.
- There are 8 residential apartments over the second and third floors all of which are held or have been sold on LLH interests.
- High specification Class E accommodation with a total commercial floor area of 14,530 sq ft NIA.
- The commercial element is fully let to Bloodlines Gym and Studio Nicholson producing a total rent of £417,176 per annum.
- Freehold.

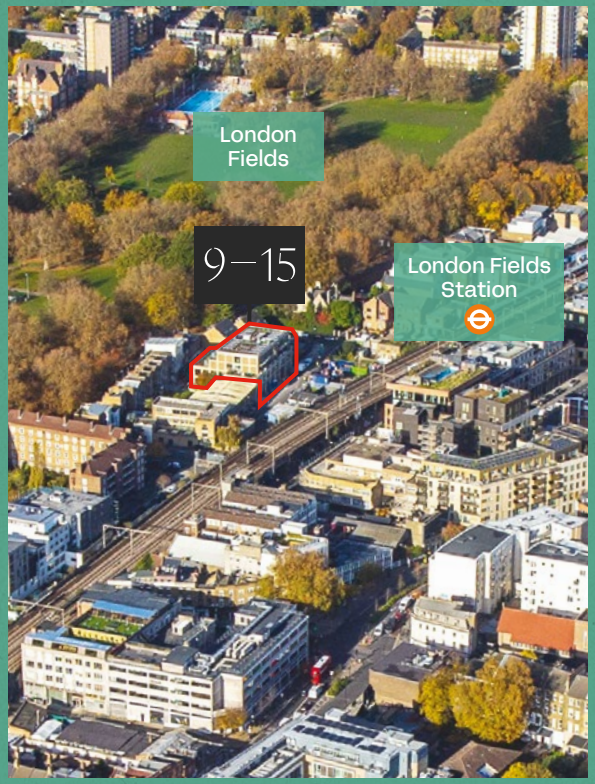
Offers are invited at £5.95 million for the Freehold interest. This reflects a Net Initial Yield of 6.58% and a capital value of £409 per sq ft assuming purchaser's costs of 6.62%.

LOCATION

The premises are located within a prime position in London Fields.

Hackney has become an outstanding lifestyle and cultural destination which is becoming increasingly sought after. There are a number of bars and eateries in the area including Mare Street Market, E5 Bakehouse, Pophams, Café Cecilia and The Hive.





LOCAL OCCUPIERS

LOCK

THE BREAD STATION

BURBERRY

JOSEPH

ASSEMBLY LONDON

DICE

ual: university of the arts london

CONNECTIVITY

London Fields
2 mins walk

Cambridge Heath
6 mins

Hackney Central
10 mins

Hackney Downs
11 mins

PROPERTY DESCRIPTION

Constructed in 2021, 9–15 Helmsley Place, is a mixed-use development located in the heart of London Fields, comprising both commercial and residential accommodation.

The property is arranged over four storeys, with high specification Class E commercial accommodation on the ground, mezzanine and first floors benefitting from exposed services and up to 4.5m ceiling heights.

There are eight luxury residential apartments across the second and third floors, all of which are held or have been sold on Long Leasehold interests.

1st floor

1st floor

Ground floor

The ground floor commercial accommodation is occupied by gym operator Bloodlines Gym on an FRI lease. The first floor commercial accommodation is occupied as offices by the fashion company Studio Nicholson on an FRI lease.

1st floor

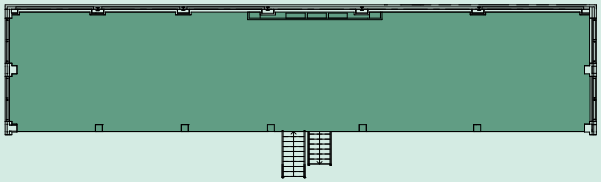
1st floor

Ground floor

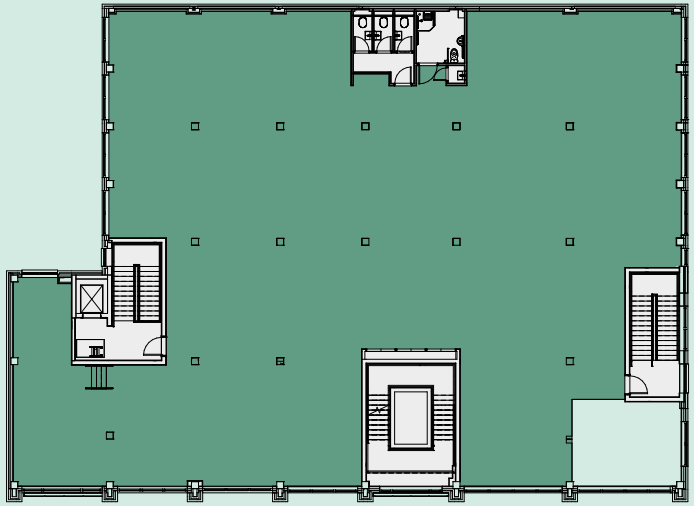
Bike storage

COMMERCIAL FLOOR PLANS

Upper Mezzanine

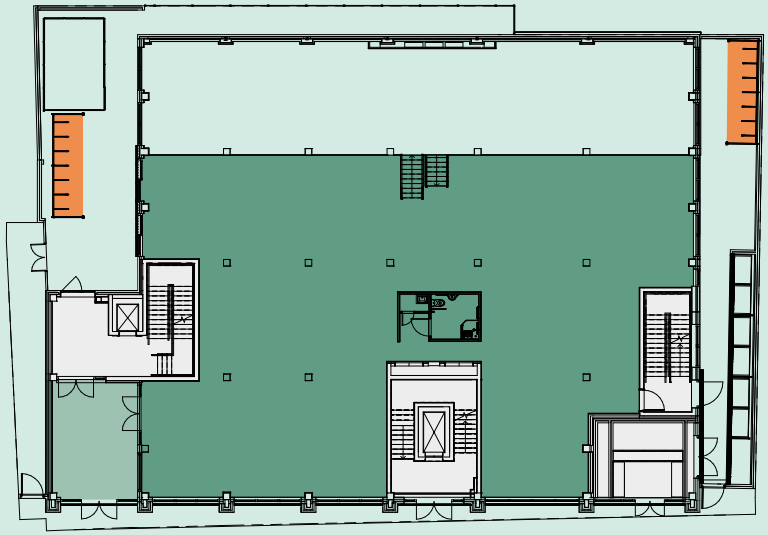


First Floor



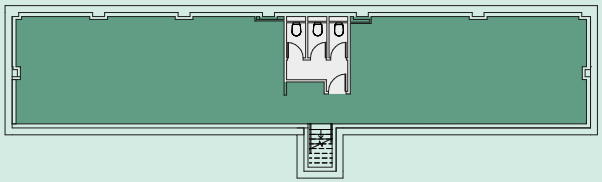
Helmsley Place

Ground Floor



Helmsley Place

Lower Mezzanine



Not to scale. For indicative purposes only.

TENANCY SCHEDULE

Floor	Sq Ft (NIA)	Tenant	Rent PA	Start Date	End Date	Break Date	Review Date	Comments
Ground / Mezzanine	7,655	Bloodlines 2 Ltd	£197,176	17/06/2024	16/06/2039	16/06/2029	16/06/2029	RPI reviews 1-4%. Initial rent is £189,176 pa. Rent free period until June 2025. Rent free period will be topped up.
First	6,875	Studio Nicholson Ltd	£220,000	07/06/2022	06/06/2032	07/09/2027	07/09/2027	Upwards only open market reviews.
Second & Third	8,822	Residential Flats 1-8	-	-	-	-	-	Apartments 2, 3, 6 and 7 have been sold on 999-year LLH interests from 2024. Apartments 1, 4, 5 and 8 are held on 999-year LLH interests and are actively being marketed for private sale.

Ground floor

1st floor

FURTHER INFORMATION

Freehold Title Number: LN107789

Identity Check

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification checks. The required documents will be confirmed and requested from the successful purchaser at the relevant time.

VAT

The property is elected for VAT, and it is proposed that the sale will be treated as a Transfer Of a Going Concern.

EPC

Available upon request.

Proposal

Offers are invited at £5.95 million for the Freehold interest. This reflects a Net Initial Yield of 6.58% and a capital value of £409 per sq ft assuming purchaser's costs of 6.62%..

Contacts

For more information or to arrange an inspection, please contact:

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