

**Preliminary Details**

**FREEHOLD RETAIL & CLASS E INVESTMENT**

**4 MOORFIELDS, LONDON EC2Y 9AA**



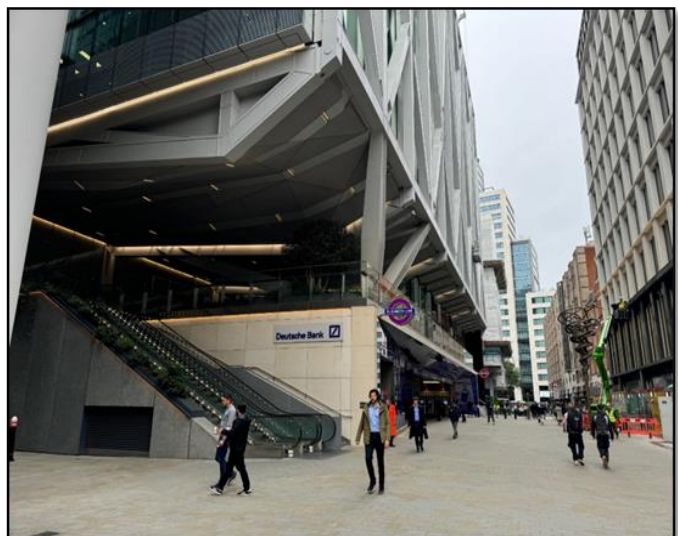
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Dangerfield Property, Tel: 020 8886 7449

Dangerfield Property Limited is a Private Limited Company registered in England and Wales, Registered Number 11815131  
VAT No: 316 6522 12, Registered Office: 1 Warner House, Harrobian Business Village, Bessborough Road, Harrow, HA1 3EX

### Investment Summary:

- Located in the heart of The City of London, adjacent to Moorgate Elizabeth Line Station and new Deutsche Bank London HQ.
- Freehold, Grade II Listed building over basement, ground and 3 upper floors.
- Entirely let to single tenant on FRI lease, expiring May 2038, no breaks.
- Potential for lease re-gear and development of vacant upper floors, stp.
- Passing rent £75,000 per annum exclusive plus VAT.
- Price on application.



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### **Location**

The property is located in the heart of the City of London, on the eastern side of Moorfields, adjacent to the junction with London Wall, less than 50 metres from Moorgate Station. The immediate surrounding area has undergone major redevelopment as part of Crossrail, including Moorgate (Elizabeth Line) Station, (diagonally opposite the premises) above which is 21 Moorfields, the new London HQ of Deutsche Bank.

### **Description**

The premises comprise a self-contained, Grade II listed building arranged over basement, ground and three upper floors (self-contained), with Class E throughout. The ground floor trades as a convenience store and the three upper floors are currently vacant.

### **Floor Areas** (All floor areas are approximate only):-

Third floor	21.8 m <sup>2</sup>	(235sqft)
Second floor	22.1 m <sup>2</sup>	(238sqft)
First floor	21.4 m <sup>2</sup>	(230sqft)
Ground floor	30.1 m <sup>2</sup>	(324sqft)
Basement	<u>34.7 m<sup>2</sup></u>	<u>(374sqft)</u>
<b>TOTAL</b>	<b>130.1 m<sup>2</sup></b>	<b>(1,401sqft)</b>

### **Tenure**

Freehold, subject to the existing lease.

### **Lease**

The entire property is let to Bamian UK Limited t/a 4Convenience, on a full repairing and insuring lease for a term of 15 years from 16<sup>th</sup> May 2023, without breaks, subject to upward only rent reviews at the end of the fifth and tenth years. The passing rent is £75,000 per annum exclusive. A rent deposit of £37,500 is held by the landlord for the first 5 years of the term, half of which will be returned after 5 years, subject to compliance with the terms of the lease

### **Price**

On application.

### **VAT**

The property is elected for VAT.

### **Legal Costs**

Each party will bear their own legal costs.

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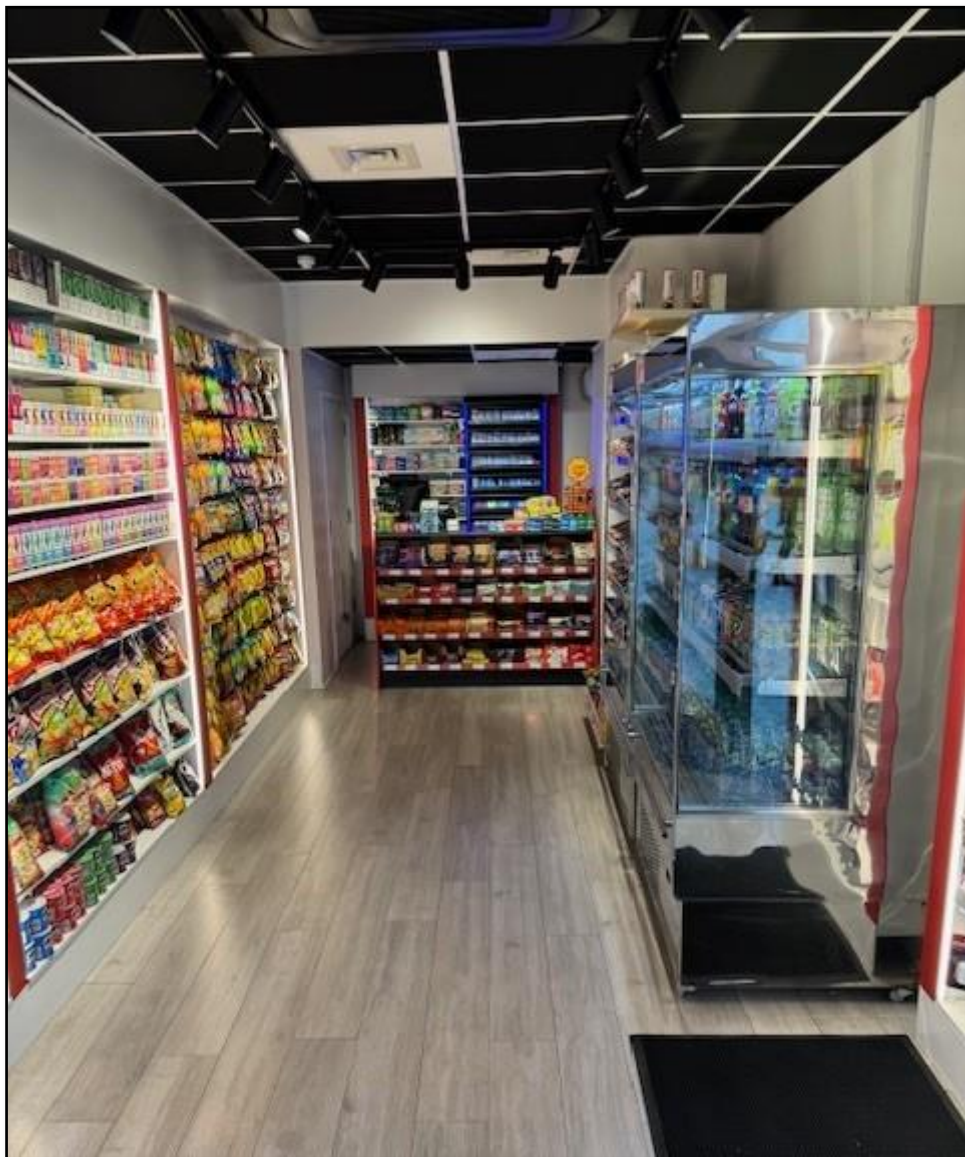
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## Viewing

Strictly by appointment with Sole Agents, Dangerfield Property  
Jeremy Dangerfield: 020 8882 7449 / 07775 625 674  
[jeremy@dangerfieldproperty.co.uk](mailto:jeremy@dangerfieldproperty.co.uk)



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