

COMMERCIAL INVESTMENT OPPORTUNITY

Westminster – West London – Asking Price £12,000,000

138 year remaining leasehold site, comprising of 19,336 sq ft unique and versatile event space with a ceiling height of 7m



Wilton would like to present this new commercial investment opportunity. The grade II property is located on the Victoria Embankment directly underneath Waterloo Bridge. The site is 19,336 square foot boasting unique and versatile event space perfect for the venues cabaret shows and restaurant.

The property benefits from strong public transport links, located just 300 metres west of Temple Underground Station, 400 metres north-east of Embankment Underground Station and 650 metres east of Charing Cross Station.

The venue is laid out in an amphitheatre style with over ground and mezzanine levels. The tall 7m ceilings allow for overlooking balconies at the mezzanine level providing a unique atmosphere in the 750 capacity venue. The grand art deco stair casing creates an emphatic 1920s cabaret atmosphere for all visitors to indulge in.

The venue consist of two ground floor bars, customer toilets, booth style seating areas along with a private VIP area currently being developed. The mezzanine level comprises of a large bar servery running the length of the back wall along with customer toilets.

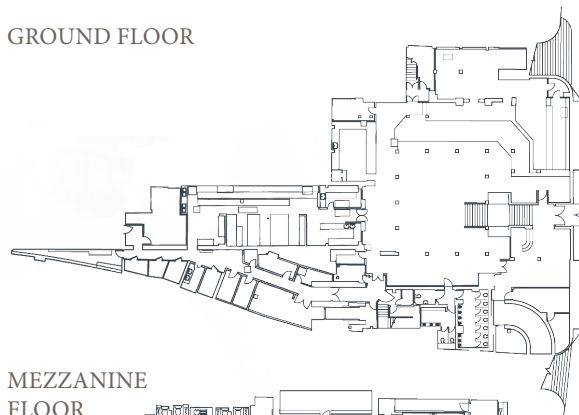


ACCOMMODATION

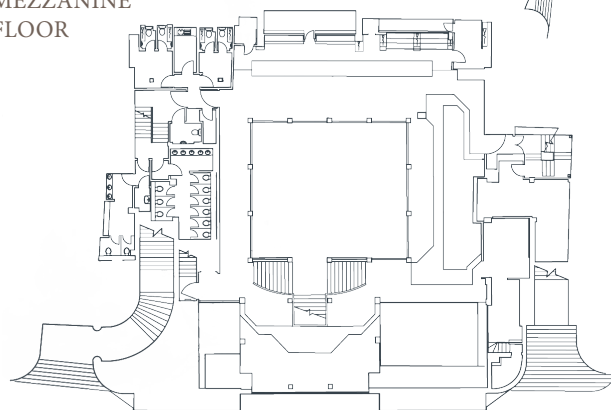
The property provides the following approximate Gross Internal Areas:

FLOOR	SQ FT	SQ M
Ground	11,735	1,090
Mezzanine	7,601	706
Total	19,336	1,796

GROUND FLOOR



MEZZANINE FLOOR



KEY INVESTMENT CHARACTERISTICS

Purchase Price	£12,000,000
Annual rental income	£860,000
Gross initial yield	6.56%
Rental review each (years)	5 yearly reviews
Rental uplift per annum @ CPI	1-4%

Contact Details

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* Including fees and stamp duty. ~Investment characteristics are based on assumptions and therefore are estimates. Property investment may expose you to risk of losing your investment.

Property is an illiquid asset. Sometimes properties may not be so easy to sell and this means that the liquidity of your investment cannot be guaranteed. Past performance does not guarantee future results. Actual results may differ materially from the forecasts / estimates. Views, opinions, trends, and prices expressed are subject to change without prior notice. They do not constitute investment advice or a guarantee of returns.



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