

Bishopsgate, London
City of London Freehold Investment
with Asset Management Initiatives

INVESTMENT SUMMARY

- Prime freehold Class E and residential property of interest to investors/owner occupiers/ developers.
- Situated in the heart of London's financial district, with excellent connectivity. Within a 3- minute walk from Liverpool Street Station and the Elizabeth Line.
 - £80,000 per annum from four AST flats

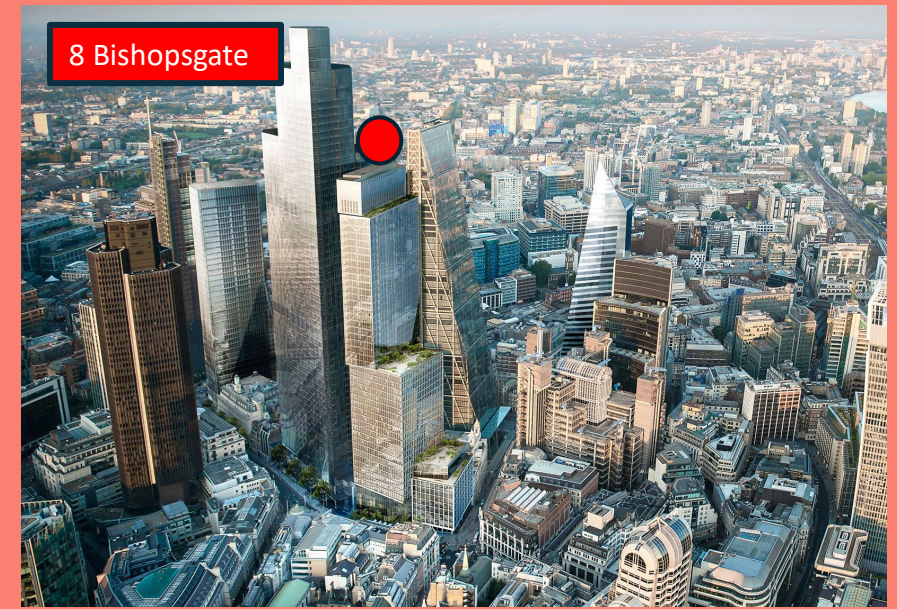
Development and Asset Management Potential

- Potential to refurbish the flats to increase rental income.
- Possibility for partial or full redevelopment to add more lettable space, subject to planning permissions.
- Opportunities to enhance the property's value through strategic asset management.
- High demand for residential and mixed-use properties in this prime location.



LOCATION

- Bishopsgate, located on the eastern edge of the City of London's financial district, is home to several iconic skyscrapers:
- **100 Bishopsgate:** 47 storeys, 460,000 sq ft, with tenants like Charles Stanley, Seven Investment Management, and Sushi Samba.
 - Tower 42: 47 levels, 324,000 sq ft.
- **100 Bishopsgate:** 37 storeys, 900,000 sq ft, housing The Royal Bank of Canada and Freshfields, located just 400 ft from the subject property.
- **22 Bishopsgate:** The tallest and largest tower in the City, a vertical village with a food market, gym, Pilates studio, innovation centre, private members club, and Wellness hub. It spans 1,275,000 sq ft over 62 floors, with tenants including Apple.
- **8 Bishopsgate:** Adjoining 22 Bishopsgate, this building has 562,000 sq ft of offices over 50 floors, with tenants like HFW, King Spalding, and various insurance, financial, and software companies.
- **55 Bishopsgate:** A 63-storey mixed-use tower with a bio-diverse climate garden, viewing platform, and 24/7 Hub, set for completion in 2028.
- **1 Undershaft:** Upon completion in 2028, it will be the tallest building at 1,016 ft, featuring cultural spaces, restaurants, and offices.
- This prime location offers excellent investment potential due to its proximity to these major developments and the high demand for office and residential space in the area.



ACCOMMODATION

The property provides the following accommodation:

Ground Floor Sales: 419 sq ft / 38.93 sq m

Basement Ancillary: 439 sq ft / 40.78 sq m

First Floor Office: 101 sq ft / 9.38 sq m

1st Floor Studio - Studio 178 sq ft / 16.54 sq m

2nd Floor Flat - 1 bed 303 sq ft / 28.15 sq m

3rd Floor Flat - 1 bed 301 sq ft / 27.96 sq m

4th Floor Flat - 1 bed 319 sq ft / 29.64 sq m

The flats are of similar specification with laminate flooring, small kitchen and well-appointed bathrooms.

Floor plans are available upon request.

GROUND FLOOR & BASEMENT

The accommodation has an ERV of £65,000 pa.



SCOPE TO ADD VALUE

Currently, the four flats are let out on annual AST tenancies, yielding c. £80,000 pa. Further details are available upon request.

With small hotel rooms nearby commanding £230-£250 per night, it is believed the income from the flats could be increased with nightly/short term lettings.

The property could form part of a development site with neighbouring buildings down to Great St Helens.

PLANNING

The ground floor and basement of the premises fall within Class E of the Town & Country Planning (Use Classes) Order 2020.

BUSINESS RATES

Ground Floor & Basement - £46,000 (2023 assessment)

EPC

The ground floor and basement falls within Band E. The studio and flats fall within Band D and E.

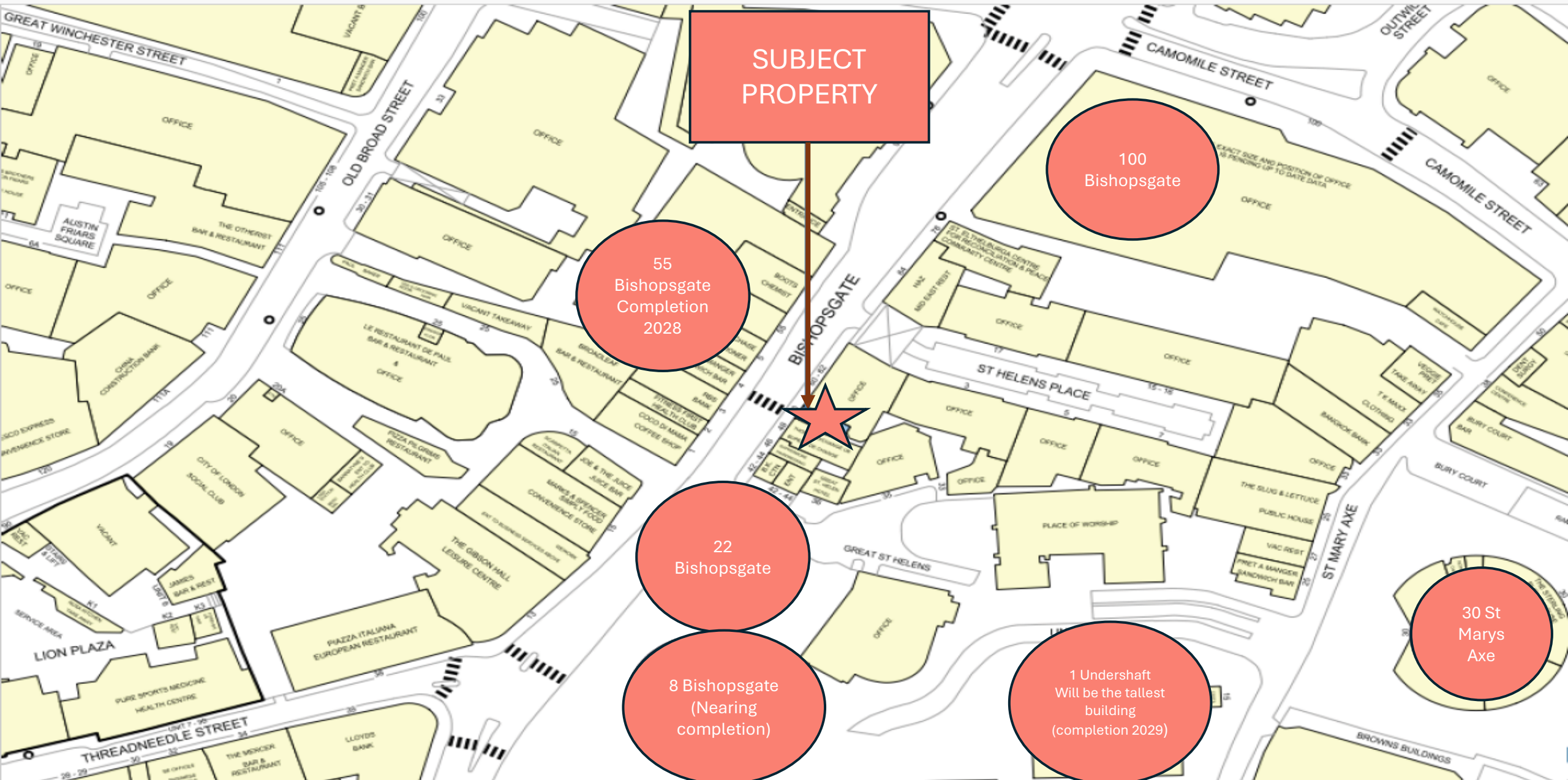
Copies of the certificates are available upon request.



TENURE
Freehold

VAT
The property is not elected for VAT

PRICE
Price on application



SUBJECT
PROPERTY

100
Bishopsgate

55
Bishopsgate
Completion
2028

22
Bishopsgate

8 Bishopsgate
(Nearing
completion)

1 Undershaft
Will be the tallest
building
(completion 2029)

30 St
Marys
Axe

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VIEWING

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