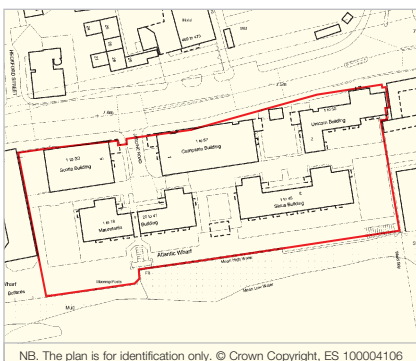


## London E1 Atlantic Wharf, The Highway, Wapping E1W 3WB

- **A Rare and Unique Freehold Ground Rent Investment**
- Secured over a Total of 213 Apartments
- Riverside Location with Views over the River Thames and Canary Wharf
- Development Potential subject to obtaining all necessary consents
- Total Current Gross Rent Reserved **£58,800 per annum rising to £68,600 in 2020**



### Seller's Solicitor

Ingram Winter Green LLP (Ref: Nick Green).  
Tel: 0207 845 7402.  
Email: nickgreen@iwg.co.uk



### Tenure

Freehold.

### Location

The property is located on Jardine Road which is to the south of Limehouse Link (A1203). The property is well located with the nearby roadways of the A1203, A1261 and A13 within close proximity. Public transport facilities nearby include Limehouse Rail and DLR Station along with Wapping Railway Station. The extensive facilities of Canary Wharf are within approximately 1 mile to the east and Tower Bridge and The City are approximately 2 miles to the west.

### Description

The property comprises a ground rent investment secured upon five purpose built blocks. The property provides a total of 213 self-contained apartments each with a parking space.

The property benefits from river views of Canary Wharf and offers potential for further development subject to obtaining all necessary consents.

### Accommodation

**Approximate Site Area 1.203 Hectares (2.973 Acres)**

### Tenancies

A schedule of Tenancies is set out below.

### Planning

Local Planning Authority: Tower Hamlets.  
Tel: 0207 364 5009.

The property may afford potential for development including an extra floor on the existing buildings and/or new buildings on three areas of land included in the sale subject to obtaining all necessary consents.

Block	No. of Apartments	Lease Terms	Current Rent £ p.a.	Reviews
Campania	52 Flats	Each flat is held on a lease for a term of 999 years from 1st April 1995 (thus having approximately 979 years unexpired)	£18,200 per annum	Fixed
Mauretania	40 Flats	Each flat is held on a lease for a term of 125 years from 1st April 1995 (thus having approximately 105 years unexpired)	£5,150 per annum	Doubling every 25 years
Mauretania	1 Flat (No. 19)	Held on a lease for a term of 999 years from 1st April 1995 (thus having approximately 979 years unexpired)	£350 per annum	Fixed
Scotia	33 Flats	Each flat is held on a lease for a term of 125 years from 1st April 1995 (thus having approximately 105 years unexpired)	£4,650 per annum	Doubling every 25 years
Sirius	41 Flats	Each flat is held on a lease for a term of 999 years from 1st April 1995 (thus having approximately 979 years unexpired)	£14,350 per annum	Fixed
Unicorn	46 Flats	Each flat is held on a lease for a term of 999 years from 1st April 1995 (thus having approximately 979 years unexpired)	£16,100 per annum	Fixed
<b>Total</b>			<b>£58,800 p.a.</b>	

### INVESTMENT – Freehold Ground Rent

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



