

# London E1

## Post Office

### 11 White Kennet Street

### Houndsditch

### E1 7DB

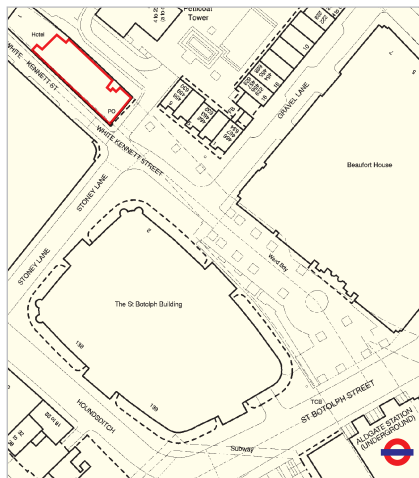
- **Leasehold Post Office Investment**
- Let to Post Office Counters Limited on a lease expiring in 2021
- Busy city fringe office location
- Situated close to The Gherkin and within 270 metres of Liverpool Street and Aldgate Stations
- Rent Review 2018
- Current Rent Reserved

**£125,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



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#### Tenure

Leasehold. Held for a term of 99 years from 10th July 2000 (thus having some 84 years unexpired) with an option to extend for a further 26 years at a peppercorn ground rent.

#### Location

Houndsditch is located between Broadgate and Aldgate. It is a busy predominantly office location on the fringe of the City of London. The property is well located, occupying a prominent corner position on White Kennet Street, some 250 metres north-east of Aldgate Underground Station and 270 metres south-east of Liverpool Street Underground and Rail Stations.

The famous Gherkin building is a short distance away, and other occupiers nearby include a Travelodge Hotel (adjacent), Eat (opposite) and a wide range of office occupiers.

#### Description

This prominent property is arranged on ground floor only and extends to a gross internal area of 402 sq m (4,327 sq ft) to provide a large post office with an ATM and staff, storage and ancillary accommodation to the rear. The property forms part of a larger building, the remainder of which is not included within the sale.

#### Tenancy

The property is at present let to POST OFFICE COUNTERS LTD for a term of 20 years from 7th June 2001 at a current rent of £125,000 per annum. The lease provides for a rent review in 2018 and contains full repairing and insuring covenants.

#### Tenant Information

No. of Branches: 11,500+.  
Website Address: [www.postoffice.co.uk](http://www.postoffice.co.uk)

#### VAT

VAT is applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.

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

**Seller's Solicitor** Fiona Phillips, Fiona Phillips Solicitors. Tel: 0208 959 9097 e-mail: [fionapsolicitor@talk21.com](mailto:fionapsolicitor@talk21.com)



