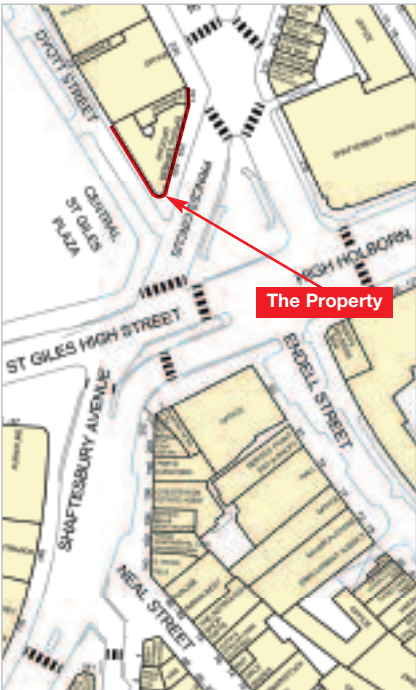
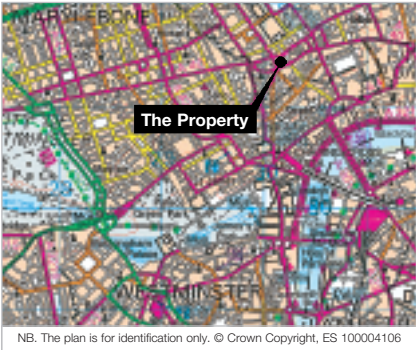


London WC2
219-229 Shaftesbury
Avenue
Covent Garden
WC2H 8EJ

- **Prominent Central London Freehold Shop and Residential Ground Rent Investment**
- Shop let to DCM Optical Clinic plc (t/a Optical Express) on a lease expiring in 2017
- Situated immediately adjacent to the new Central St Giles Plaza Development
- No VAT applicable
- Shop Rent Review 2012
- Total Current Rents Reserved

£151,000 pa



Tenure
Freehold.

Location
Shaftesbury Avenue (A401) runs between Piccadilly Circus to the west and New Oxford Street to the east, in the heart of London's West End. The property is situated in a prominent corner position on the northern edge of Covent Garden, on the north side of Shaftesbury Avenue, at its junction with Dyott Street and High Holborn. The property is immediately adjacent to the recently developed Central St Giles Plaza Development which includes office blocks, 109 apartments, public piazza and restaurants. We understand that over 200,000 sq ft of offices have been let and that leases have been agreed with restaurant operators Zizzi, Sofra, Fish Works and Bincho.

Description
The property is arranged on basement, ground and four upper floors to provide a ground floor opticians with basement treatment rooms and staff/office accommodation at first floor level.

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allso.co.uk

Floors	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement, Ground and Part First	DCM Optical Clinic plc (1) (t/a Optical Express) (2)	Gross Frontage	32.30 m	(105' 11")	25 years from 10.12.1992 Rent review every 5th year FR & I	£150,000 p.a.	Rent Review 2012
		Net Frontage	22.60 m	(74' 1")			
		Shop Depth	15.35 m	(50' 4")			
		Built Depth	16.05 m	(52' 8")			
		Basement Sales	213.00 sq m	(2,293 sq ft)			
		Basement Ancillary	36.50 sq m	(393 sq ft)			
		Ground Floor	166.90 sq m	(1,796 sq ft)			
		First Floor	170.50 sq m	(1,836 sq ft)			
		Total	586.90 sq m	(6,318 sq ft)			
Part First, Second, Third and Fourth	Exide House Residential Management Ltd	Residential			150 years from 29.09.1988	£1,000 p.a. (Rising by £200 every 25 years)	Reversion 2138

(1) The Optical Express Group was founded in 1991 and is now a world leader of selected healthcare services. The group covers optical stores, refractive laser eye surgery and dental clinics. Website Address: www.opticalexpress.com
For the year ended 27th December 2008, DCM Optical Clinic plc reported a turnover of £79.906m, a pre-tax profit of £2.23m and a net worth of £6.17m. (Source: riskdisk.com 23.12.2010.)
(2) Floor areas stated were agreed at the last rent review.

Total £151,000 p.a.



NB. We believe the scaffolding is due to refurbishment and/or improvement works currently being undertaken by one of the residential lessees.