

17 NEWPORT STREET

LONDON SE11 6AH

PRIME UNBROKEN
RESIDENTIAL INVESTMENT

**City &
Counties**
— Commercial —



EXECUTIVE SUMMARY

- Unbroken freehold property comprising 5 modern apartments.
- Property comprises 4 x 2 bedroom and 1 x 1 bedroom apartments .
- The property is fully let on Assured Shorthold Tenancies producing gross income of £110,760 per annum .
- Nearest Station – Vauxhall (0.5 miles), Lambeth North (0.6 miles).
- Located in Prime Central London location the property is walking distance to River Thames, the Houses of Parliament and Vauxhall Bridge .
- Artist Damien Hirst’s world famous ‘Newport Street Gallery’ located 20 metres from the site.
- **As of the 1st August 2020, new law changes for General Permitted Development Order allows the construction of up to two storey’s on existing blocks of flats.**
- The property holds significant development potential either by rooftop extension or full scale redevelopment.
- Vacant possession can be provided.
- Our client is seeking unconditional offers only.
- The asset is held in a Special Purpose Vehicle (SPV) and as such a sale of the company can be arranged.



EXISTING PROPERTY

The existing building at 17 Newport Street was granted planning permission in 2008 for the erection of a five-storey building comprising one x 1 bedroom and four x 2 bedroom apartments with a roof terrace.

The existing building comprises one apartment occupying each floor with a roof terrace which can be only accessed by the top floor tenant. The development was done to a high standard with a key lift which takes tenants directly into each flat.

The property has been kept in good condition and benefits from long-standing tenants.

The unbroken Freehold is held by Zeemos Ltd, which is a company specifically for this site and owns no other properties.

The business has 12 years' worth of accounts which is favourable to lenders and has been receiving approximately £110,760 income from the properties with approximately £7,000 of maintenance costs per annum.





LOCATION

The site is located in the London Borough of Lambeth on Newport Street.

Newport Street has experienced regeneration in recent years with new local businesses moving in under the refurbished railway arches along with the introduction of the Newport Street Gallery which is famously owned by Damien Hirst and features Britain's leading abstract artists.

The surrounding roads are predominately residential properties, however, there is a small parade of shops on Black Prince Road, to the south of the site, as well as on Lambeth Walk, to the east of the site.

The location of the site is supported by excellent transport links, with Lambeth North a short walk away which is served by the Bakerloo Line, travelling between Harrow & Wealdstone and Elephant & Castle, whilst Vauxhall Underground Station is on the Victoria line, between Brixton and Walthamstow Central.

Various amenities, restaurants and central London landmarks are only a short walk away, making it an attractive location for young professionals and first-time buyers alike.



FLOOR PLANS



ACCOMMODATION SCHEDULE

	NUMBER OF BEDROOMS	SIZE (SQM)	SIZE (SQFT)	CURRENT RENT (PCM)	CURRENT RENT PER ANNUM	ESTIMATED MARKET RENT (PCM)	ESTIMATED MARKET RENT PER ANNUM
Flat 1	1	53	571	£1,500	£18,000	£1,900	£22,800
Flat 2	2	76	818	£1,900	£22,800	£2,400	£28,800
Flat 3	2	76	818	£1,865	£22,380	£2,400	£28,800
Flat 4	2	76	818	£1,798	£21,576	£2,400	£28,800
Flat 5	2	67	721	£2,167	£26,004	£2,400	£28,800
Total		348	3,746	£9,230	£110,760	£11,500	£138,000

MARKET RENT

17 Newport Street has been kept in good condition since being built and currently is receiving a rent of £110,760 per annum.

Interested parties have the opportunity to potentially increase the current rents based on market comparables below. The current owners have rented the apartments to long standing tenants and have not demanded the most competitive market rents.

The accommodation schedule is provided, accompanied by comparable properties available to rent, demonstrating the potential increase in rent that could be achieved.

RENT COMPARABLES

ADDRESS	CONDITION	NUMBER OF BEDROOMS	PRICE PER CALENDAR MONTH (PCM)
Parliament View Apartments 1 Albert Embankment, London, SE1	New Build	1	£2,167
Galdwin Tower 50 Wandsworth Road, SW8 2FJ	New Build	1	£2,145
39 Courtenay Street, SE11 5PH	Existing	1	£1,746
Thackeray House Gilbert Road, SE11 4N	Existing	1	£1,668
Average:			£1,932

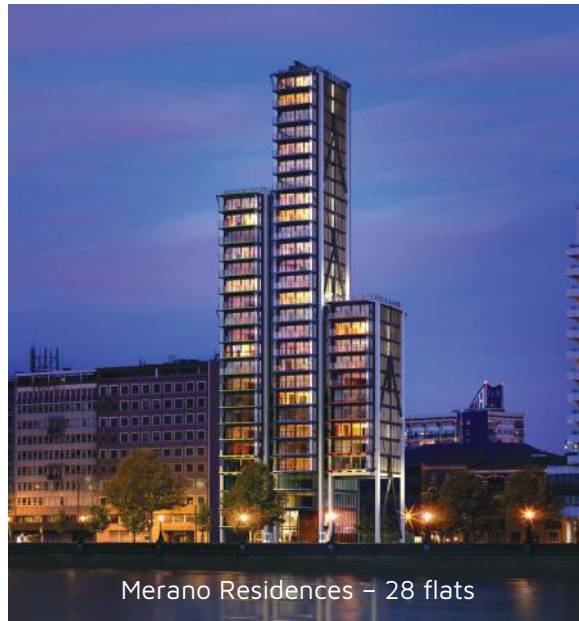
ADDRESS	CONDITION	NUMBER OF BEDROOMS	PRICE (PCM)
Churchyard Row London SE11 4FD	New Build	2	£2,670
Palm House SE11 5NG	New Build	2	£2,383
Elm Quay Court Nine Elms Lane, London SW8 5DE	Existing	2	£2,200
Oval Mansions London SE11 5SQ	Existing	2	£1,917
Average:			£2,293



CGI of proposed facade



The Dumont - 12-30 storeys



Merano Residences - 28 flats



The Corniche - 15-21 storeys

DEVELOPMENT POTENTIAL

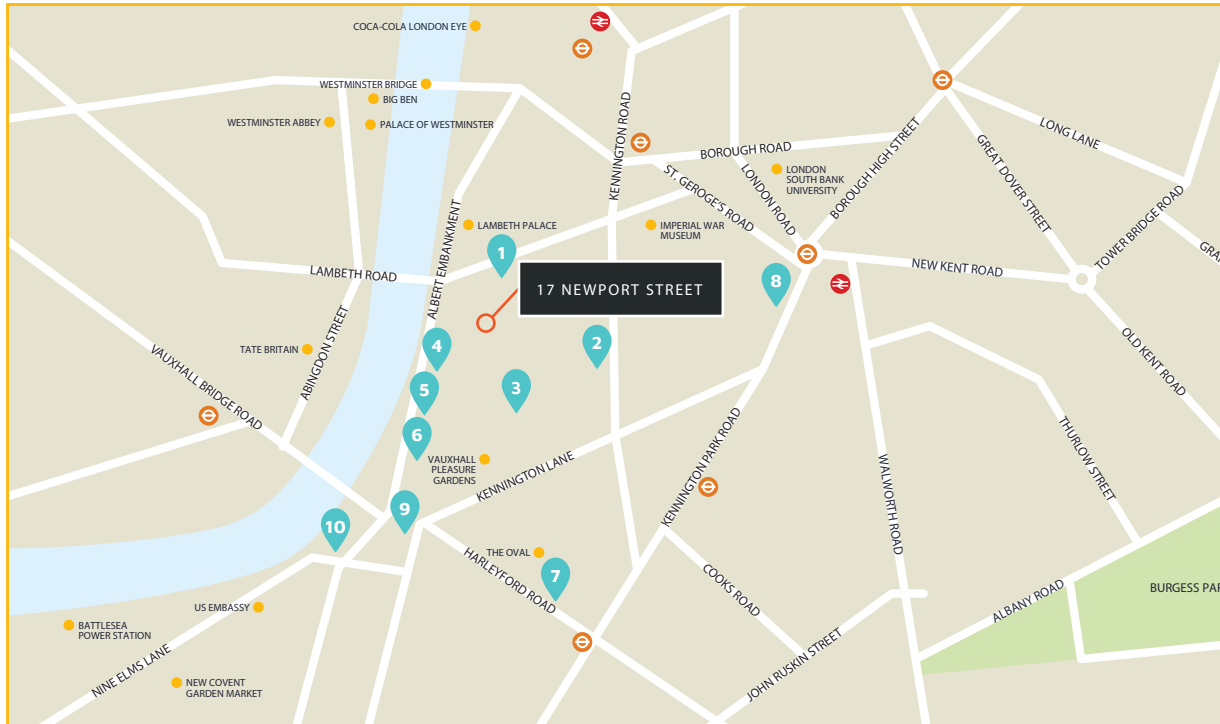
Recent developments in the area have set a precedent for height (examples) and as such we are of the opinion that additional height may be achievable on the building.

On the 7th of March 2019, the site was refused planning for "Demolition of the existing building and erection of a 15 storey building including basement providing 12 flats with associated cycle storage and refuse storage". London Borough of Lambeth Planning Reference - 17/O4576/FUL

The main reasons for refusal surrounds a view from Courtenay Street which sits in a conservation area and the view of Big Ben is partly obscured by the 15 storey development proposed. In addition to this, the proposed scheme did not make provisions for affordable housing. Having taken planning advice, we understand a 10-12 storey development would be acceptable, having much less of an impact on the view from Courtenay Street.

Coming into force on 1st August 2020, the amendment to the General Permitted Development Order allows the construction of up to two storey's "to create new flats on the topmost residential storey of a building which is an existing purpose-built, detached block of flats". As such prospective purchasers maybe able to build an additional two stories on the existing building without going through the full planning process.

We recommend interested to parties to undertake their own research into the planning and development potential for the property.



MARKET COMMENTARY

Vauxhall is in the heart of one of Central London's largest regeneration projects with market-dominating developers such as Berkley Group, Damac and Bellway Homes building landmark residential towers within close proximity to 17 Newport Street. Neighbouring regeneration areas like Nine Elms and Elephant and Castle, have also received significant investment in recent years which has created thousands of new homes and jobs.

The surrounding area also has notable landmarks such as, the American Embassy, Oval Cricket Ground and the Imperial War Museum which has encouraged businesses to move to the area, such as Apple who have committed to open their new London Campus in 2021 at Battersea Power Station, which will employ 1,400 employees.

The regeneration is still set to continue with more residential developments and better transport links being announced, such as the extension of the Northern line arriving, with two new stations at Nine Elms and Battersea Power Station due to open in 2020.

LIST OF DEVELOPMENTS

- 1 Palace View**
 Developer: Taylor Wimpey Central London
 Scheme: 9 storeys with 69 units
 Completion: 2018
 Price: Approx. £1428/sft
- 2 Lollard Street**
 Developer: Canary Wharf Group
 Scheme: 3 to 16 storeys with 89 units
 Completion: 2018
 Price: Approx. £870/sft
- 3 Palm House**
 Developer: Bellway Homes
 Scheme: 3 to 8 storeys with 75 units
 Completion: 2016
 Price: Approx. £938/sft
- 4 The Corniche**
 Developer: St James
 Scheme: 15 to 21 Storeys with 253 units
 Completion: 2017
 Price: Approx. £1354/sft
- 5 Dumont**
 Developer: St James
 Scheme: 12 to 30 storeys with 186 units
 Completion: 2020
 Price: Approx. £1190/sqft
- 6 Merano Residences**
 Developer: St James
 Scheme: 28 storeys with 48 units
 Completion: 2017
 Price: Approx. £1890/sqft
- 7 Oval Village**
 Developer: Berkley Group
 Scheme: 4 to 17 units with 571 units
 Completion: 2023
 Price: Approx. £1133/sft
- 8 Newington Butts**
 Developer: Newington Butts Development Ltd and Realstar
 Scheme: 45 storeys with 457 units
 Completion: 2018
 Price: Approx. £857/sft
- 9 DAMAC Tower Nine Elms London**
 Developer: Damac
 Scheme: 50 storeys with 360 units
 Completion: 2021
 Price: Approx. £1619/sft
- 10 St George Wharf Vauxhall**
 Developer: St George
 Scheme: 49 storeys with over 1,400 units
 Completion: 2013
 Price: Approx. £1250/sft

TENURE

The property is **freehold** under title number **SGL318049**

PROPOSAL

The vendor is looking for strictly unconditional offers and will not consider any conditional or subject to planning interest. The property is owned in a Special Purpose Vehicle (SPV) and the seller will consider disposing of the company for the benefit of stamp duty savings.

FURTHER INFORMATION

Further information is available at request.

VIEWINGS

Viewings are to be held on a strictly appointment only basis.

FOR MORE INFORMATION, PLEASE CONTACT:



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