

SYMONS HOUSE

**22 ALIE STREET AND
12 NORTH TENTER STREET**

ALDGATE, LONDON E1 8DE



WILLMOTTS

Est. 1856

RESIDENTIAL INVESTMENT

**Producing £463,500 pa (Rising Annually)
Offers In Excess Of £9,500,000 Freehold**

INVESTMENT CONSIDERATIONS

Freehold block comprising 13 flats	10 Flats unsold and let on commercial lease
3 Flats sold off on long leases. Current ground rent income £1,700 pa next review January 2026	Gross Internal Area of unsold flats 1,017 sq m (10, 945 sq ft)
Located within 320 metres of Aldgate London Underground Station (Circle, Hammersmith & City and Metropolitan Lines)	Current income of £463,500 pa rising annually to £522,000 pa in 5th year
Leased until June 2030 to Anglo American Education Services (No. 01302471)	Low per sq ft rate of £868, when compared to local sales

OFFERS IN EXCESS OF
£9,500,000
ARE INVITED, REFLECTING A NIY 4.86%
ON GRADUATED PURCHASERS' COST

**SYMONS
HOUSE**

ALDGATE, LONDON E1



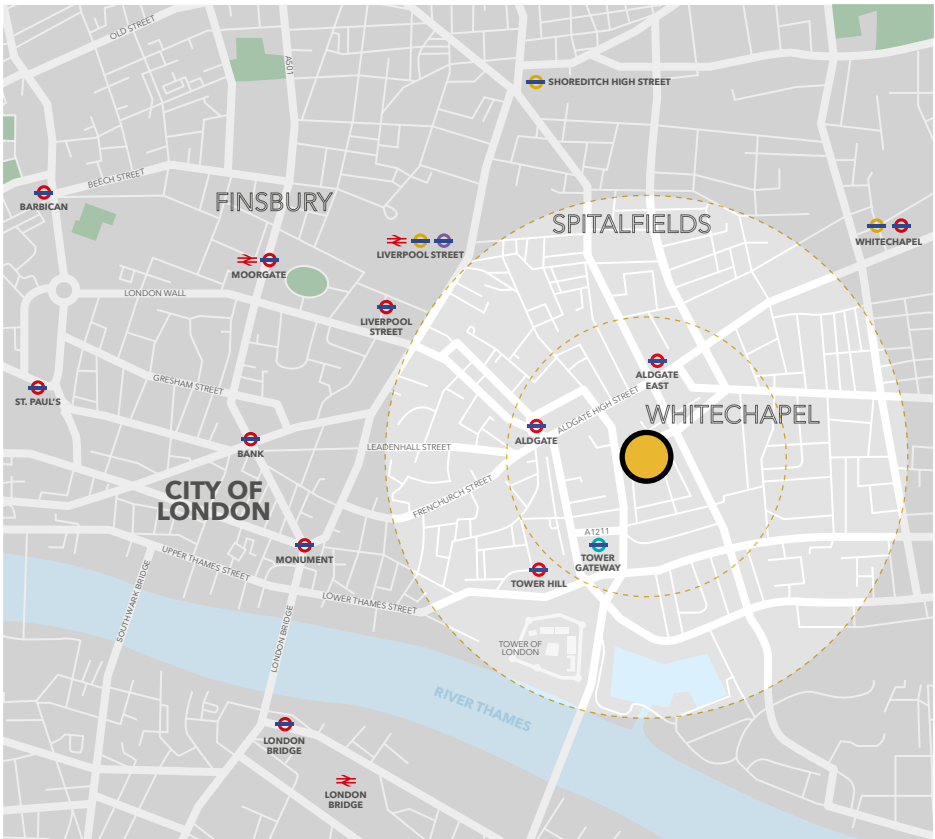
E1 LOCATION

The property occupies a prime City fringe position within the London Borough of Tower Hamlets, situated on the south side of Alie Street and the north side of North Tenter Street. This strategic location bridges the dynamic commercial hubs of Aldgate and Whitechapel, placing it on the doorstep of the City of London while retaining the vibrancy and character of the East End.

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The property is ideally positioned just moments from Aldgate High Street, providing immediate access to a wide range of shops, cafés, restaurants, and amenities. A Sainsbury's Local is conveniently located less than 100 metres away at the junction of Alie Street and Mansell Street.




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CONNECTIVITY


ALDGATE EAST
0.1 miles
Hammersmith
& City, District


ALDGATE
0.2 miles
Circle,
Metropolitan


TOWER GATEWAY
0.4 miles
DLR


TOWER HILL
0.5 miles
Circle, District


WHITECHAPEL
0.6 miles
Elizabeth,
Overground



With excellent transport connectivity, the property is within walking distance of multiple key stations – including Aldgate, Aldgate East, Tower Hill, Tower Gateway, and Whitechapel offering swift access into the City, Canary Wharf, and wider London. Additionally, the area benefits from its proximity to cultural and lifestyle destinations such as Old Spitalfields Market and Brick Lane, enhancing its appeal for both occupiers and investors.





DESCRIPTION

Built around 1800 as a four-storey warehouse/showroom for diamond merchant Baron Lyon De Symons, the building later served as municipal offices and a socialist club called the "Workers' circle." It was converted into residential flats in 1998, with additional conversions completed in 2014.



The property is internally arranged to provide a total of 13 flats (1 x one bed; 6 x two bed; 6 x three bed). It should be noted that three flats have been sold off on long leases. It is arranged over lower ground, ground and four upper floors whilst 12 North Tenter Street is arranged over ground and five upper floors. The buildings are interconnected with 11 flats accessed via the building's central core staircase and lift situated in the main entrance on Alie Street. Flat 1 has its own private entrance via external stairs from Alie Street and Flat 4 benefits from its own private entrance on North Tenter Street.



THE PROPERTY ALSO BENEFITS FROM A LARGE COMMUNAL ROOF TERRACE WITH FAR REACHING VIEWS ACROSS LONDON

PROPERTY FLOORPLANS



SOLD ON LONG LEASE

APPROXIMATE GROSS INTERNAL AREA*

15,705 sq ft

1,458.99 sq m

Floorplans are for indicative purposes only.



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TENANT PROFILE

Anglo American Educational Services (AAES) is a well-established London-based education, accommodation, and internship provider, trusted for its quality, regulatory compliance, and personalised services tailored to international students and partners. With over five decades of trading history, this established international educator and London-based programme coordinator is recognised for its enduring contribution to global education. Registered in London (No. 01302471) since 1977, AAES employs around 100 staff and has an annual turnover circa £20 million range. Directors include Peter Michael Lowy (founder/CEO), Simon Perkins, and Stephen Lowy. AAES originally took a lease in 2018, which was varied in 2021 and has recently signed another reversionary term until 2030. None of their breaks have been exercised, showing real commitment to the location and the premises.

TENANCIES

Three flats have been sold off on long leases. The remaining 10 unsold flats are currently let on a commercial lease contracted outside the 1954 Act. The lease expires on 30th June 2030 and is subject to an initial passing rent of £463,500 per annum. The lease includes annual fixed increases, producing the following stepped rents:

YEAR	RENT
Two	£477,500
Three	£491,700
Four	£506,451
Five	£522,000

FLATS ON COMMERCIAL LEASE (CL)

UNIT No.	FLOOR	DETAILED ACCOMMODATION	FLOOR AREAS		RENT PA	EPC RAT-ING	COMMENTS
			SQM	SQFT			
1	LG	2 Bedrooms, 2 Bathrooms, Open plan kitchen/Reception Room	85.93	925	-	C	Directly accessed via pavement steps
3	RG	2 Bedrooms, 2 Bathrooms, Open plan kitchen/Reception Room	75.34	811	-	C	
4	RG	3 Bedrooms, 3 Shower rooms, Open plan kitchen/Reception Room	100.24	1,079	-	B	Directly accessed via North Tenter Street
5	1st	3 Bedrooms, 3 Bathrooms, Open plan kitchen/Reception Room	163.97	1,765	-	B	
6	1st	2 Bedrooms, 2 Bathrooms, Open plan kitchen/Reception Room	80.45	866	-	C	
7	2nd	3 Bedrooms, 3 Bathrooms, Open plan kitchen/Reception Room	132.48	1,426	-	C	
9	3rd	3 Bedrooms, 3 Bathrooms, Open plan kitchen/Reception Room	132.29	1,424	-	C	
10	3rd	2 Bedrooms, 2 Bathrooms, Open plan kitchen/Reception Room	79.62	857	-	C	
12	4th	2 Bedrooms, 2 Bathrooms, Open plan kitchen/Reception Room	78.5	845	-	C	
13	5th	3 Bedrooms, 2 Bathrooms, WC, Open plan kitchen/Reception Room	87.98	947	-	C	
			1,016.80	10,945	£463,500.00		
			Ground Rent Income		£1,700.00		
			TOTAL INCOME		£465,200.00		

FLATS SOLD OFF ON LONG LEASE

UNIT No.	FLOOR	DETAILED ACCOMMODATION	GROUND RENT PA	EPC RATING	COMMENTS
2	RG	Bedroom, Bathroom, Open plan kitchen/Reception Room	£450.00	C	GR review pattern: 10 yearly RPI linked
8	2nd	2 Bedrooms, 2 Bathrooms, Open plan kitchen/Reception Room	£600.00	C	GR review pattern: 10 yearly RPI linked
11	4th	3 Bedrooms, 3 Bathrooms, WC, Open plan kitchen/Reception Room	£650.00	C	GR review pattern: 10 yearly RPI linked
			£1,700.00		

FURTHER INFORMATION

TENANT PROFILE

Full details of the service charges are available on request.

TENURE

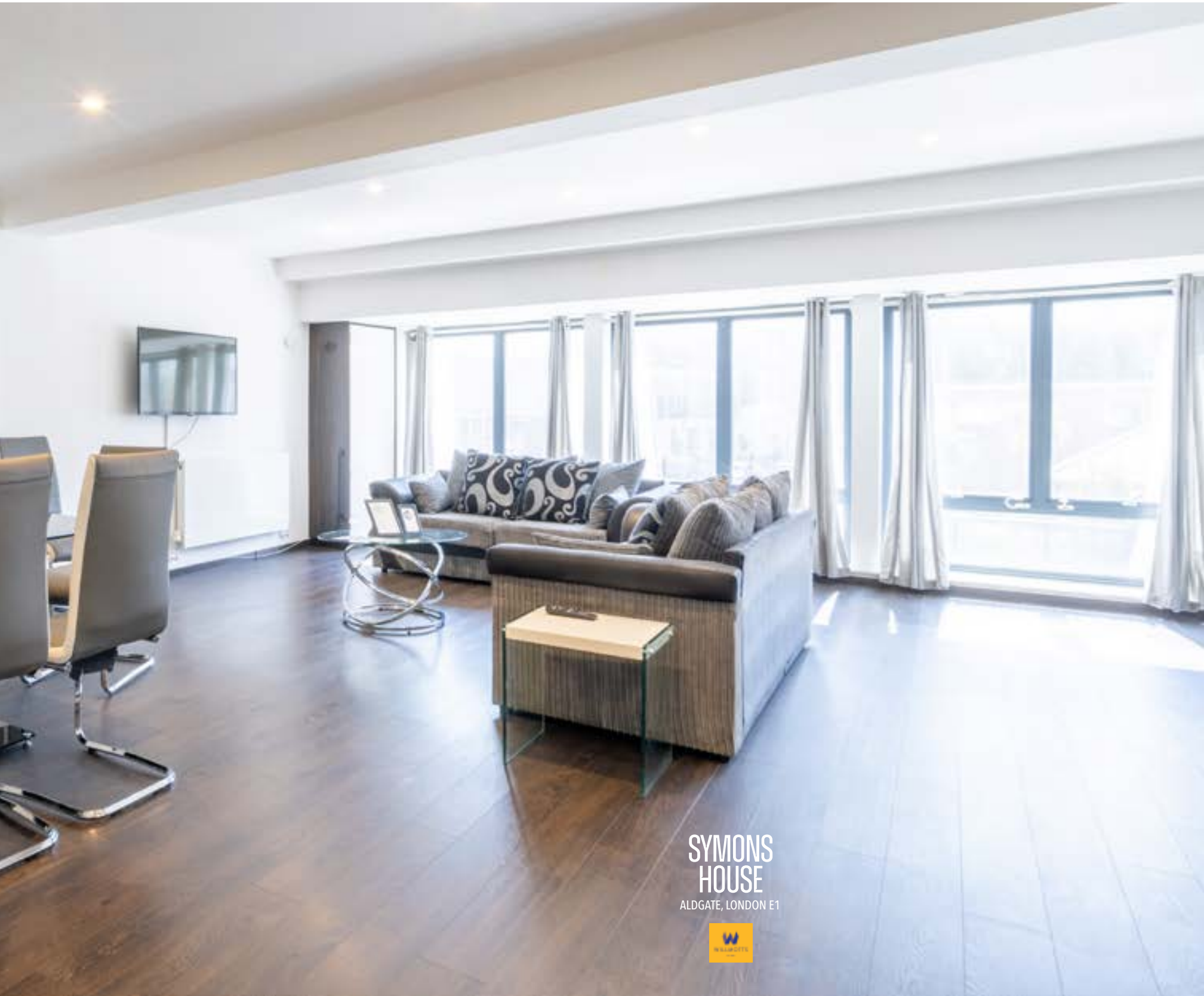
Freehold subject to existing long leases and the occupational commercial lease.

ASKING TERMS

OFFERS IN EXCESS OF
£9,500,000
ARE INVITED, REFLECTING
A NIY 4.86% ON GRADUATED
PURCHASERS' COST

YEAR	RUNNING YIELD
Two	4.97%
Three	5.11%
Four	5.27%
Five	5.43%

TITLE PLAN



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**VIEWING BY APPOINTMENT ONLY VIA SELLERS
SOLE AGENT: WILLMOTTS CHARTERED SURVEYORS**



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