



Investment Summary

Virtual Freehold (999 leases).

Rare opportunity to acquire three self-contained residential apartments and a mews house in prime Soho which have recently been refurbished to a high-specification.

Prominent location within the vibrant Soho district with an eclectic mix of theatres, entertainment venues and retail offering.

The residential accommodation is fully let to Stayo with a year one income of £432,000 PA and annual RPI linked Rent Reviews.

The residential accommodation extends to approximately 3,538 sq. ft. GIA.

Excellent income profile with asset management opportunities for a piecemeal breakup.

Offers are invited in the region of £7,750,000 STC for the entire share capital in the BVI based SPV. An asset sale will also be considered. A purchase at this price represents an attractive Gross Initial Yield of 5.57%.



The Location

Desirably positioned between the world-renowned districts of Mayfair and Covent Garden, Soho is the West End's most vibrant and eccentric sub-market.

With the exceptional retail provision of Oxford Street, Regent Street and Bond Street just moments away, Soho boasts an envious location to live, work & play. Soho Square is moments away with the gardens providing a contrasting tranquil environment to that of the bustling streets of Soho and Chinatown.

13 Bateman Street benefits from excellent access to the London transport network with the highest possible Public Transport Accessibility Level of (6b). Tottenham Court Road, Leicester Square, Piccadilly Circus and Oxford Circus are a short walk away. The property is situated within close proximity to a number of bus stops providing excellent access to the London bus network.















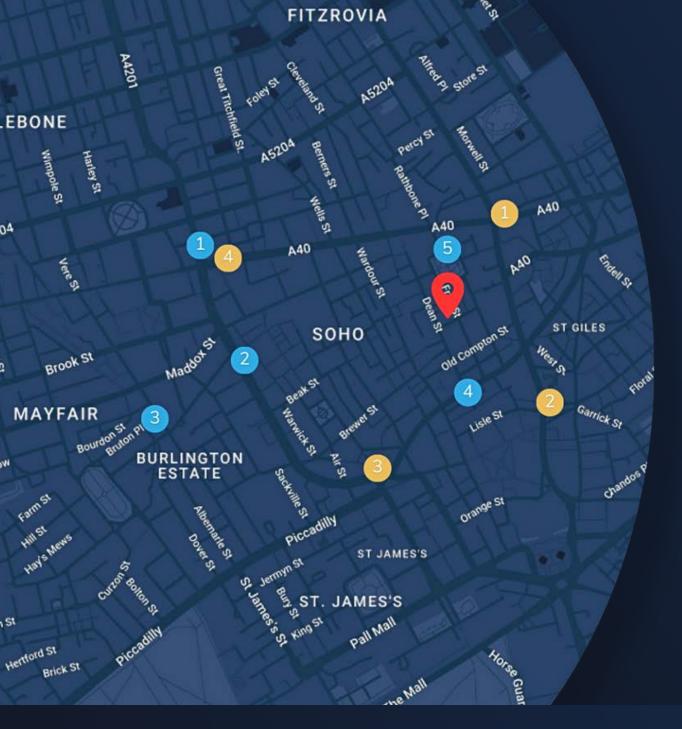
Connectivity

13 Bateman Street benefits from excellent transport connectivity with four stations in close proximity providing access to six underground lines.

The property is within short walking distance of Tottenham Court Road Station which provides access to the Elizabeth Line. Tottenham Court Road is the only station where the Elizabeth Line meets both the Central and Northern underground lines, providing invaluable direct access to the primary east-west & north-south transport routes.

Transport for London (TfL) have released figures showing the Elizabeth line had been much busier than post-pandemic forecasts and it is estimated that the Elizabeth line had over 150 million passenger journeys throughout its first year of operation. TfL's data shows an average of c.3.5 million journeys per week on the Elizabeth Line and forecast the average to increase.





Diverse, fun-loving and never quiet, Soho attracts a wide mix of people. Its history, venues and atmosphere make it a must-see for tourists and Londoners alike.

Soho is a great place to find live entertainment, interesting food and pulsing nightlife. Browse the boutique shops, relax in Soho Square, or treat yourself to a West End show, a meal and a delicious cocktail.

Soho is situated in the heart of London's West End. The area covers roughly one square mile (2.6 square kilometres), so it's easy to explore on foot.

Key

- 13 Bateman Street
- Tube Stations
- 1. Tottenham Court Station
- 2. Leicester Square Station
- 3. Piccadilly Circus
- 4. Oxford Circus

Amenities/Attractions

- 1. Oxford Street
- 2. Regent Street
- 3. Bond Street
- 4. Chinatown
- 5. Soho Square

The Building

13 Bateman Street comprises three apartments and a mews house to the rear, all of which have recently been refurbished to an exceptional standard.

The façade has been sensitively restored to its former glory during the renovation works.

Apartments 3 and 4 benefit from private external terraces. Each unit has been comprehensively refurbished with a full specification set out on the following page.

The units are fully let to Stayo with a year one income of £432,000 PA and annual RPI linked Rent Reviews.





Floor-to-Ceiling Heights

Between 2.3m and 2.8m

Doors

- Handcrafted, full-height and flush, with a stained veneer to match timber floors
- High-quality stainless steel door furniture with a polished black nickel finish. 3
 point multi-locking system to all entrance doors

Kitchens

- Designer floor-to-ceiling handleless cabinets finished in highquality timber veneer. Fully integrated and enclosed appliances create the ultimate minimal style
- Integrated LED lights and hidden retractable sockets
- 120 degree swiveling spout tap by Gessi for flexible use, accompanied by Quooker hot water tap and fully-integrated Silgranit Blanco sink
- Integrated Miele and Siemens appliances:
- - Fridge/Freezer
- Multi-Function Microwave Oven Combi
- 4-Burner electric induction hob
- Dishwashei
- - Extractor fan with integrated lighting
- - Compartmentalised Waste storage
- - Combined washer/dryer
- - Liebherr built-in wine storage cabinet for 18 Bordeaux bottles

Note: variances occur between apartment types. Please refer to the sales team for individual kitchen specifications.

Floors

- · High-quality engineered timber floor finish in all rooms, except bathrooms
- Bookmatched Arabescato Marble Effect Porcelain tiles in bathrooms

Wardrobes

• Bespoke floor-to-ceiling Italian wardrobes with veneered doors

Bathrooms

- Continuously formed marble basin
- Individually designed storage system for each bathroom with veneer doors
- Wall-mounted WC with soft-close seat, concealed cistern and dual push button in black tempered glass by Viega
- Bookmatched Arabescato marble effect tiles at 3000 x 1500mm with minimal grout line
- Thermostatically-controlled shower with architecturally designed floor level shower channels seamlessly integrated into tiled floor
- Shower screens with smoked glass effect
- High-quality polished black nickel brassware
- · Electric heated wall for towel and bathrobe warming



AV, Telephone and Data Systems:

- Centralised control system for all video/audio sources throughout
- Television (terrestrial and SkyHD) points to reception rooms and all bedrooms
- Multi-room audio with discreet flush-mounted speakers
- DAB aerial connection

Lighting and Electrical

- · KNX intelligent building lighting system providing energy saving with unparalleled control
- Lighting switch plates and socket outlets finished in polished black nickel
- Lighting will generally comprise low voltage LED luminaires throughout
- Programmable mood lighting providing dimming and scene -set function
- Provision for table and floor lamps to be connected to 5-amp lighting circuit in reception rooms and bedrooms
- Windows pre-wired with power and control cabling to allow for range of motorised blind and curtain options in bedrooms
- · Programmable daylight adjusting lighting responding to natural light levels in each room
- Programmable natural alarm clock built into lighting system

Heating and Cooling

- Comfort heating and cooling provided by fan coil units in reception rooms and bedrooms
- Electric underfloor heating in all bathrooms

Terraces and Balconies

- Stylish stone slabs in all balconies
- Bespoke powder-coated metal balustrades







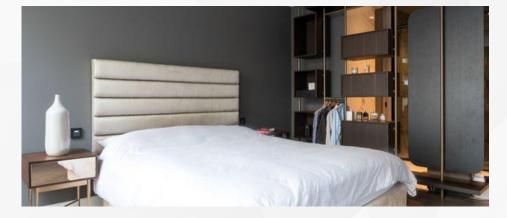




















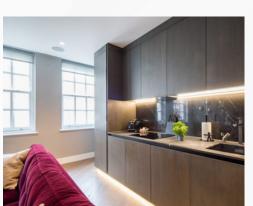




































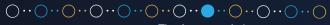




The Accommodation

Apartment	Floor	Use	Approximate Measurements	
9 Royalty Mews	Ground	Living Room	19'0" × 12'5"	5.79 x 3.78m
9 Royalty Mews	Ground	Kitchen	15'11" × 14'2"	4.85 x 4.32m
9 Royalty Mews	Ground	Dining Room	16'4" x 15'3"	4.98 x 4.65m
9 Royalty Mews	Ground	Bedroom 2	12'10" × 9'2"	3.91 x 2.79m
9 Royalty Mews	First	Master Bedroom	14'10" x 12'3"	4.52 x 3.73m
Apartment 1 Apartment 1	First First	Kitchen/Living/Dining $19'0" \times 12'5"$ Master Bedroom Suite $14'0" \times 8'8"$		5.79 x 3.78m 4.27 x 2.64m
Apartment 2	First	Kitchen/Living/Dining	17'10" × 14'11"	5.44 x 4.55m
Apartment 2	First	Master Bedroom Suite	13'7" x 9'9"	4.14 x 2.97m
Apartment 2	First	Bedroom 2	12'2" × 10'0"	3.71 x 3.05m
Apartment 3	Third	Living/Dining	15'11" x 13'8"	4.85 x 4.17m
Apartment 3	Third	Kitchen	15'11" x 14'2"	4.85 x 4.32m
Apartment 3	Third	Terrace	14'11" × 12'2"	4.55 x 3.71m
Apartment 3	Fourth	Master Bedroom	16'2" x 15'1	4.93 x 4.60m

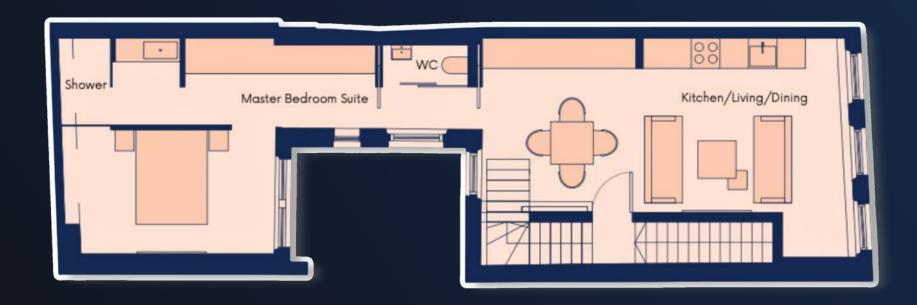




Gross Internal Area

1,380 sq ft 128.2 sq m

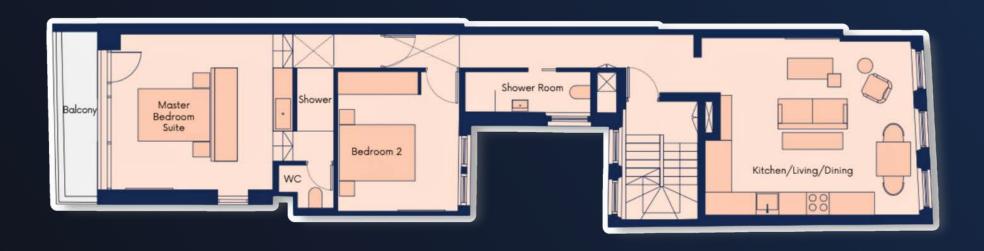




FIRST FLOOR

Gross Internal Area

824 sq ft 76.5 sq m



SECOND FLOOR

Gross Internal Area

699 sq ft 64.9 sq m





Tenure

Each apartment is held by way of a 999-year lease from January 2018.

The respective title numbers are NGL979512, NGL979513, NGL979514 and NGL979515.

The vendor is seeking a sale of the entire share capital of the BVI registered SPV.



Tenancy Schedule

Apartment	Tenancy Type	Tenant	Lease Start	Lease End	Year 1 Income
9 Royalty Mews	Company Let	RODUSIGI Limited	11/12/2023	10/12/2028	£108,000
Apartment 1	Company Let	RODUSIGI Limited	11/12/2023	10/12/2028	£108,000
Apartment 2	Company Let	RODUSIGI Limited	11/12/2023	10/12/2028	£108,000
Apartment 3	Company Let	RODUSIGI Limited	11/12/2023	10/12/2028	£108,000
TOTAL					£432,000

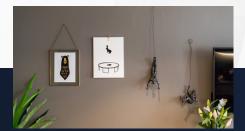
There are RPI linked Rent Reviews with cap of 5% and collar of 2%, reviewed annually. There is tenant option to renew the lease for a further 5 years. Copies of the leases are available upon request.

Covenant

Rodusigi Limited t/a Stayo are a serviced accommodation provider. Stayo have over 10 years within the serviced accommodation industry and are well regarded.

More information about Stayo can be found here: https://stayo.com/about/









VAT

The property is not elected for VAT.

Planning

The property is situated within the London Borough of Westminster and sits within the Soho Conservation Area.

The property is not Listed.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewings

Viewings are strictly by appointment only with Watling Real Estate.

Anti Money Laundering Regulations

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

Energy Performance Rating

13 Bateman Street has an EPC rating of B.

9 Royalty Mews has an EPC rating of C.

A copy of the EPC for each respective unit is available within the Data Room.



Offers are invited in the region of £7,750,000 STC for the entire share capital in the BVI based SPV. An asset sale will also be considered. A purchase at this price represents an attractive Gross Initial Yield of 5.57%.

For more information

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