



13

Bateman Street



Soho, London



# 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%.

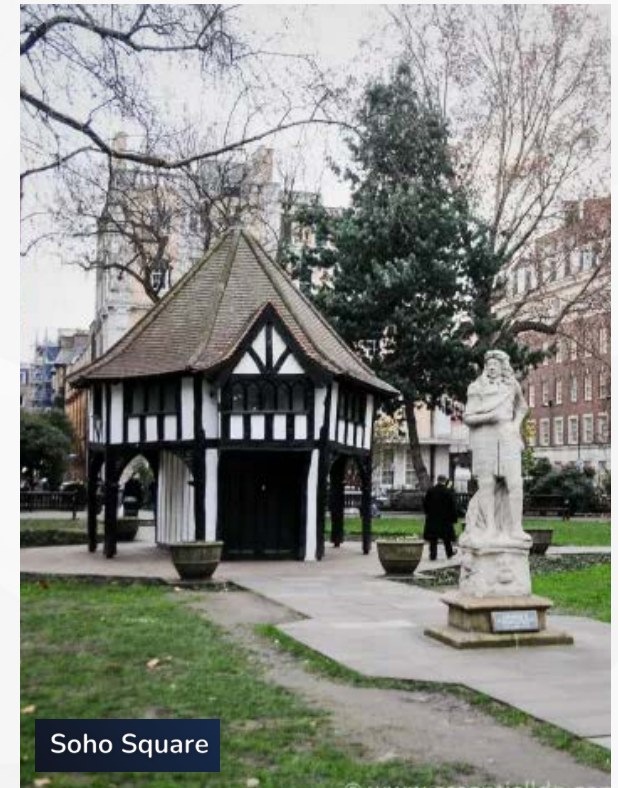


# The Location

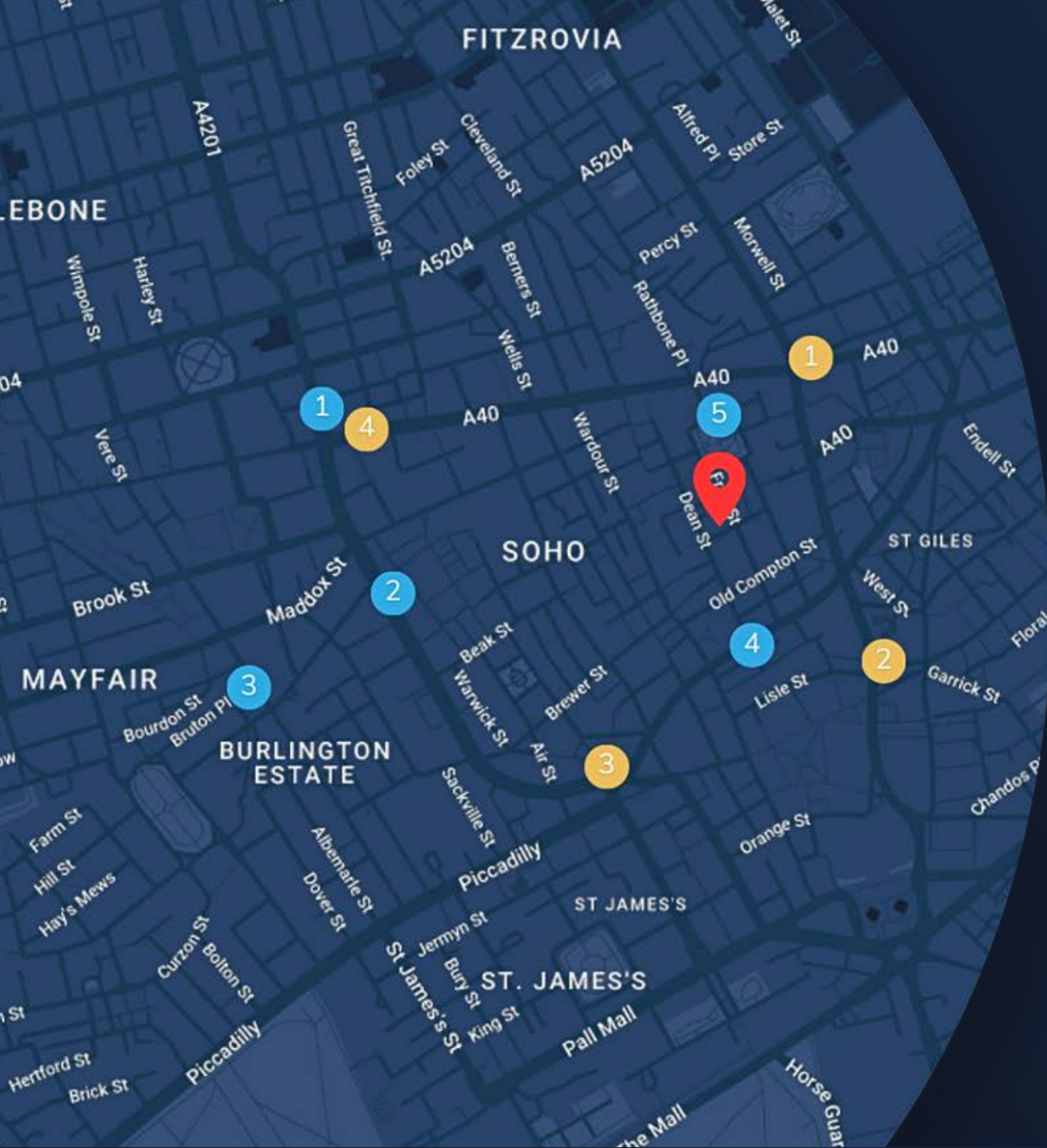
Desirably positioned between the world-renowned districts of Mayfair and Covent Garden, Soho is the West End's most vibrant and eccentric sub-market.

With the exceptional retail provision of Oxford Street, Regent Street and Bond Street just moments away, Soho boasts an enviable 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.









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 |  Amenities/Attractions |
| 1. Tottenham Court Station  | 1. Oxford Street  |
| 2. Leicester Square Station   | 2. Regent Street  |
| 3. Piccadilly Circus  | 3. Bond Street  |
| 4. Oxford Circus  | 4. Chinatown  |
|   | 5. Soho Square  |



## 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 high quality 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
  - - Dishwasher
  - - 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

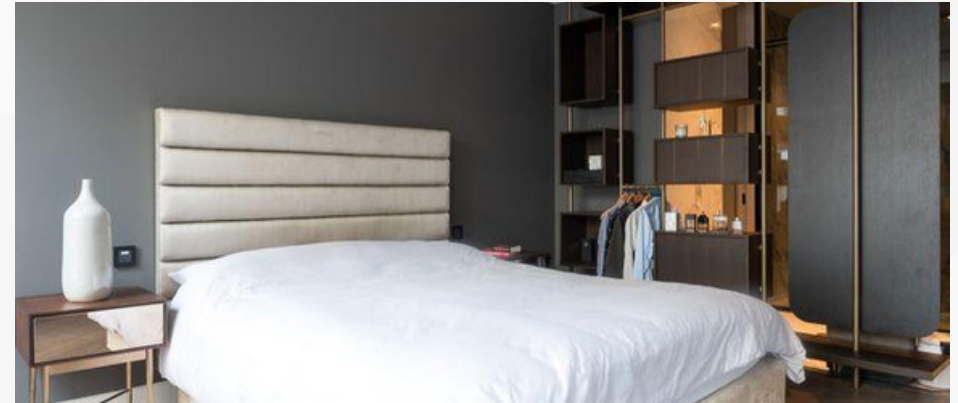


Specification

13 Bateman Street













# The Accommodation

Apartment	Floor	Use	Approximate Measurements	
9 Royalty Mews	Ground	Living Room	19'0" x 12'5"	5.79 x 3.78m
9 Royalty Mews	Ground	Kitchen	15'11" x 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" x 9'2"	3.91 x 2.79m
9 Royalty Mews	First	Master Bedroom	14'10" x 12'3"	4.52 x 3.73m
<hr/>				
Apartment 1	First	Kitchen/Living/Dining	19'0" x 12'5"	5.79 x 3.78m
Apartment 1	First	Master Bedroom Suite	14'0" x 8'8"	4.27 x 2.64m
<hr/>				
Apartment 2	First	Kitchen/Living/Dining	17'10" x 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" x 10'0"	3.71 x 3.05m
<hr/>				
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" x 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



GROUND FLOOR



FIRST FLOOR

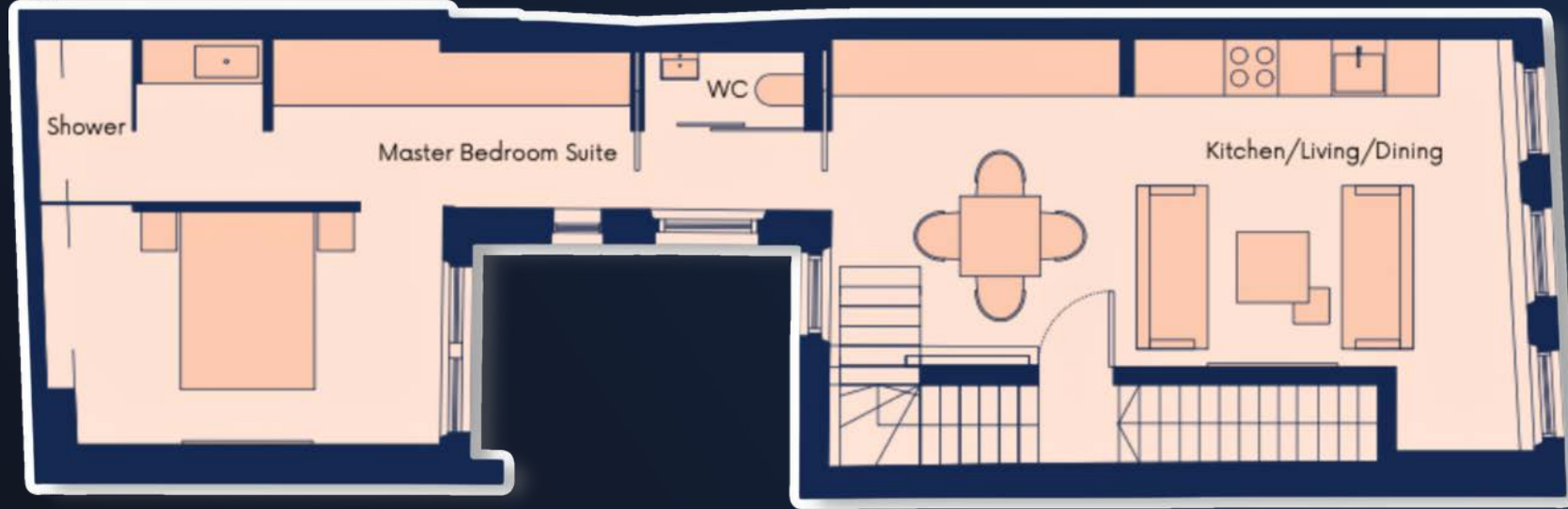


Floor Plans

9 Royalty Mews

Gross Internal Area

635 sq ft 58.9 sq m



FIRST FLOOR



Floor Plans

Apartment 1

# Gross Internal Area

824 sq ft 76.5 sq m



SECOND FLOOR





# 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
<b>TOTAL</b>					<b>£432,000</b>

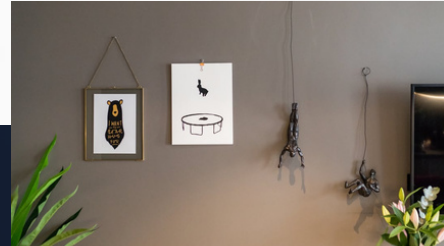
There are RPI linked Rent Reviews with cap of 5% and collar of 2%, reviewed annually. There is tenant option to renew the lease for a further 5 years. Copies of the leases are available upon request.

# 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

**Matthew Southall MRICS**  
+44 (0)7887 987 409  
matthew.southall@watling.com

**Jamie Lamond MRICS**  
+44 (0)7903 056 581  
jamie.lamond@watling.com

**WATLING**  
REAL ESTATE

**Disclaimer**

Watling Real Estate hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Watling Real Estate is in this brochure is provided on the following conditions:  
1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.  
2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.  
3) No person in the employment of Watling Real Estate, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.  
4) All prices quoted are exclusive of VAT.  
5) Watling Real Estate shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties.

Watling Real Estate Limited registered in England and Wales number 12274236. Registered office, 5-6 Greenfield Crescent Edgbaston, Birmingham, England, B15 3BE. Regulated by RICS.

December 2023



Contact Information

13 Bateman Street