



No. 2
Suffolk Lane

The City of London, EC4

**Prominent freehold serviced apartment building
in the heart of the City of London**





2 SUFFOLK LANE
Entrance

INVESTMENT HIGHLIGHTS

Rare freehold serviced apartment investment opportunity

Exceptional corner building in London's financial district

Georgian Grade II listed building comprehensively refurbished and restored

Accommodation comprising 27 serviced apartments (use class C1) and a separate wine bar (use class E)

Total 16,822 sqft (GIA)

Serviced apartments projected net income 2024 in region of £855,000

Vacant wine bar estimated rental value £55,000

Located minutes away from Bank and Cannon Street Stations

Within easy walking distance of numerous world famous tourist attractions including the Tower of London and Shakespeare's Globe Theatre

Situated just off Cannon Street in a private and secluded courtyard location

Original period details throughout

For sale unencumbered of management and brand





London Points of Interest

01	Tower of London	07	Shakespeare's Globe
02	City Tower Cluster	08	Tate Modern
03	The Shard	09	City Guildhall
04	Borough Market	10	St Pauls Cathedral
05	Bank of England	11	The Barbican
06	Bloomberg	12	Palace of Westminster

London Underground Stations

01	Tower Hill
02	Monument
03	Bank & DLR
04	Mansion House
05	Moorgate

National Rail Stations & Tube

01	Liverpool Street and Elizabeth Line
02	London Bridge
03	Cannon Street
04	Blackfriars

London Bridges

01	Tower Bridge
02	London Bridge
03	Southwark Bridge
04	Millennium Bridge
05	Blackfriars Bridge

THE PROPERTY

An attractive Grade II listed Georgian property which dates back to the 18th century and extends over basement, lower ground, ground and three upper floors. The prominent corner position fronts onto Suffolk Lane, Gophir Lane and Bush Lane. The building comprises 27 luxury serviced apartments and one vacant fitted wine bar premises.

The grand entrance leads into an impressive reception hall with a magnificent central staircase leading to the upper floors, which are also served by a second stair and passenger lift.

The apartments are fully equipped with comfort heating and cooling systems, WIFI, TVS, telephone, fully fitted kitchen area with all appliances including dishwashers, modern contemporary bathrooms and bespoke furniture. There is a separate DDA access for the building from Gophir Lane. There are extensive back of house office and concierge facilities.



Freehold



High speed internet



Satellite flatscreen TV



Laundry facilities



Kitchen area incorporating combi microwave oven, fridge, sink and Corian worktop



Comfort cooling / heating air conditioning system and an air handling system



Bespoke beds, bedside tables, wardrobes and reading lights



27 Luxury apartments



Passenger lift



Modern contemporary bathrooms with Starck fittings



Fully fitted and furnished



CCTV



2 SUFFOLK LANE
Decorative fireplace detail

LONDON

London is a globally prominent city, renowned for its excellence in various fields, including arts, commerce, education, entertainment, fashion, finance, healthcare, media, professional services, research and development, tourism, and transport.

It stands as one of the top financial centres worldwide, with the fifth-largest metropolitan area by way of GDP globally. Additionally, it boasts the largest city airport system by passenger traffic and is a world cultural capital, being the most visited city globally by international arrivals.

London is a hub for international investment, accommodating more ultra-high net worth individuals and international retailers than any other city. Its education sector is unmatched, with 43 universities, including the prestigious University of London and its current and former members, such as University College London, King's College London, London School of Economics, and Imperial College London, ranking among the best universities globally.

With an estimated population of around 9 million, London is the largest metropolis in Western Europe, accounting for around 13 percent of the UK's population. London is one of the richest and most culturally diverse cities in the world and consistently ranks in the top three cities with in excess of 19 million visitors annually.



LOCATION OVERVIEW AND ACCESSIBILITY

2 Suffolk Lane is located within London's financial district in the historic City of London, close to the capital's financial, insurance and core tech markets.

Many of London's world famous tourist attractions, including the Tower of London, The Monument, St. Pauls Cathedral and Shakespeare's Globe Theatre, are a short walk away.

The area is well served by restaurants, bars and retailers including the independent shops and eateries of Bow Lane, The Ned, Bloomberg Arcade and One New Change shopping centre.

Transport Links



The property benefits from excellent transport connections being within a short walk from Bank (Central, Northern, Waterloo & City lines and DLR), Cannon Street (District and Circle lines and Overground services), Monument (District and Circle lines) and London Bridge (Overground services, Jubilee and Northern lines).

Access to the newly arrived Elizabeth Line (Crossrail) is also available at Liverpool Street Station approximately 0.7 miles to the north, further enhancing the property's connectivity across central and Greater London.



London City Airport is located approximately 7 miles to the east and can be reached using the DLR via Bank Station. Heathrow airport is approximately 20 miles to the west which can be reached via the Elizabeth Line from Liverpool Street Station.

Gatwick Airport and Luton Airport are directly accessed from Blackfriars Station.



The property is highly accessible from a number of road networks.



Map is for indicative purposes only

ACCOMMODATION SCHEDULE

Net Saleable Areas

Floor	No.	Type	m2	ft2
Lower Ground Floor	1	Double Studio	25.4	273
	2	Double Studio	31.8	342
	3	Double Studio	23.9	257
	4	Double Studio	26.8	288
	5	Double Studio	28.8	310
Floor Total			136.7	1,470
Ground Floor	6	Double Studio	27.5	296
	7	Double Studio	28.2	304
	8	Double Studio	28.9	311
	9	1 Bedroom	60.8	654
	10	Double Studio	29.7	320
Floor Total			175.1	1,885
First Floor	11	Double Studio	27.0	291
	12	Double Studio	27.9	300
	13	Double Studio	28.9	311
	14	1 Bedroom	63.1	679
	15	Double Studio	30.1	324
Floor Total			177.0	1,905
Mezzanine	16	Double Studio	30.3	326
Floor Total			30.3	326
Second Floor	17	Double Studio	28.2	304
	18	Double Studio	27.7	298
	19	Double Studio	27.9	300
	20	Double Studio	25.2	271
	21	Double Studio	35.7	384
	22	Double Studio	30.0	323
Floor Total			174.7	1,880
Third Floor	23	Double Studio	26.5	285
	24	Double Studio	27.9	300
	25	Double Studio	28.9	311
	26	1 Bedroom	68.1	733
	27	Double Studio	31.7	341
Floor Total			183.1	1,970
Total Apartments Floor Area			876.9	9,436

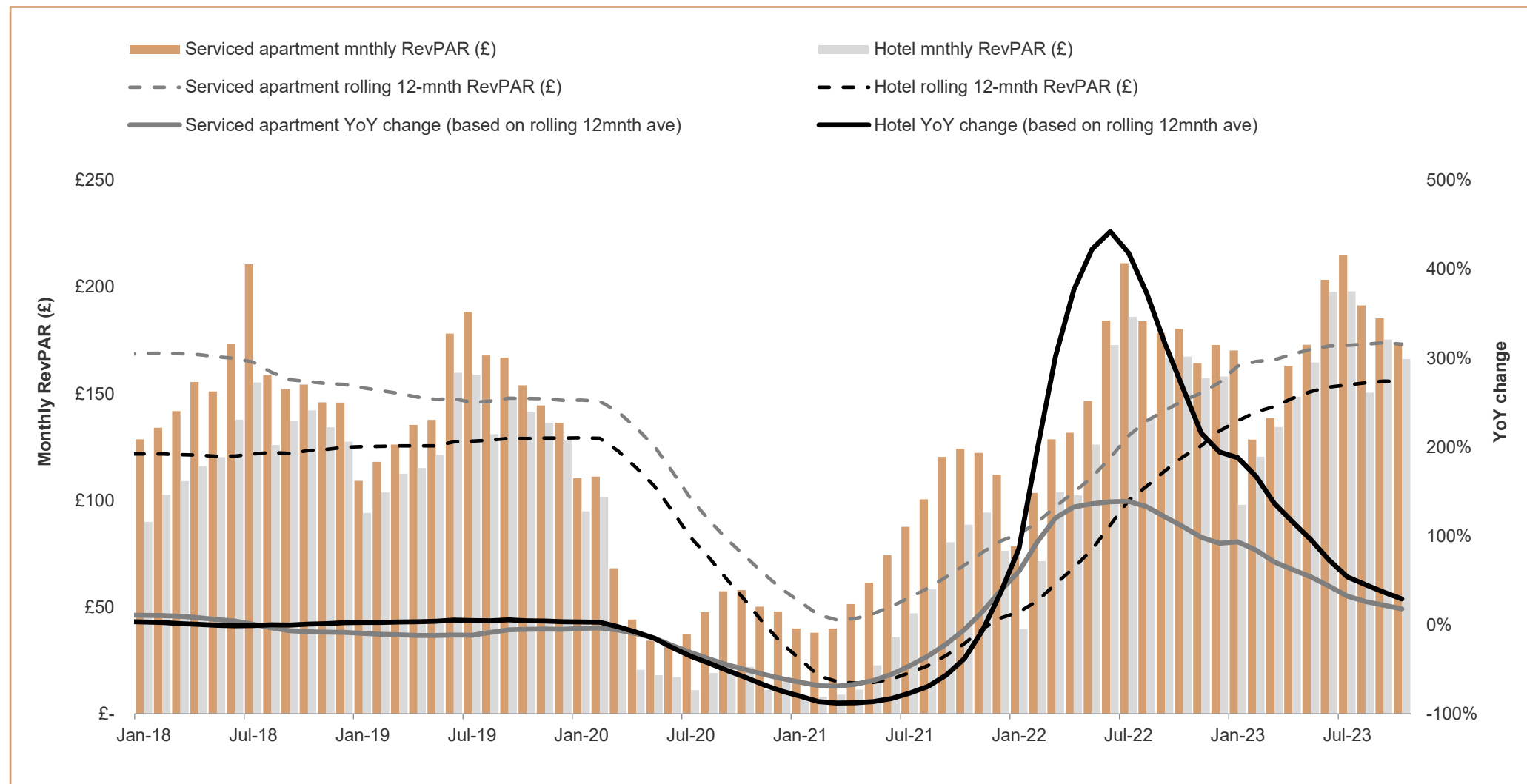




2 SUFFOLK LANE
Apartment - kitchen / lounge

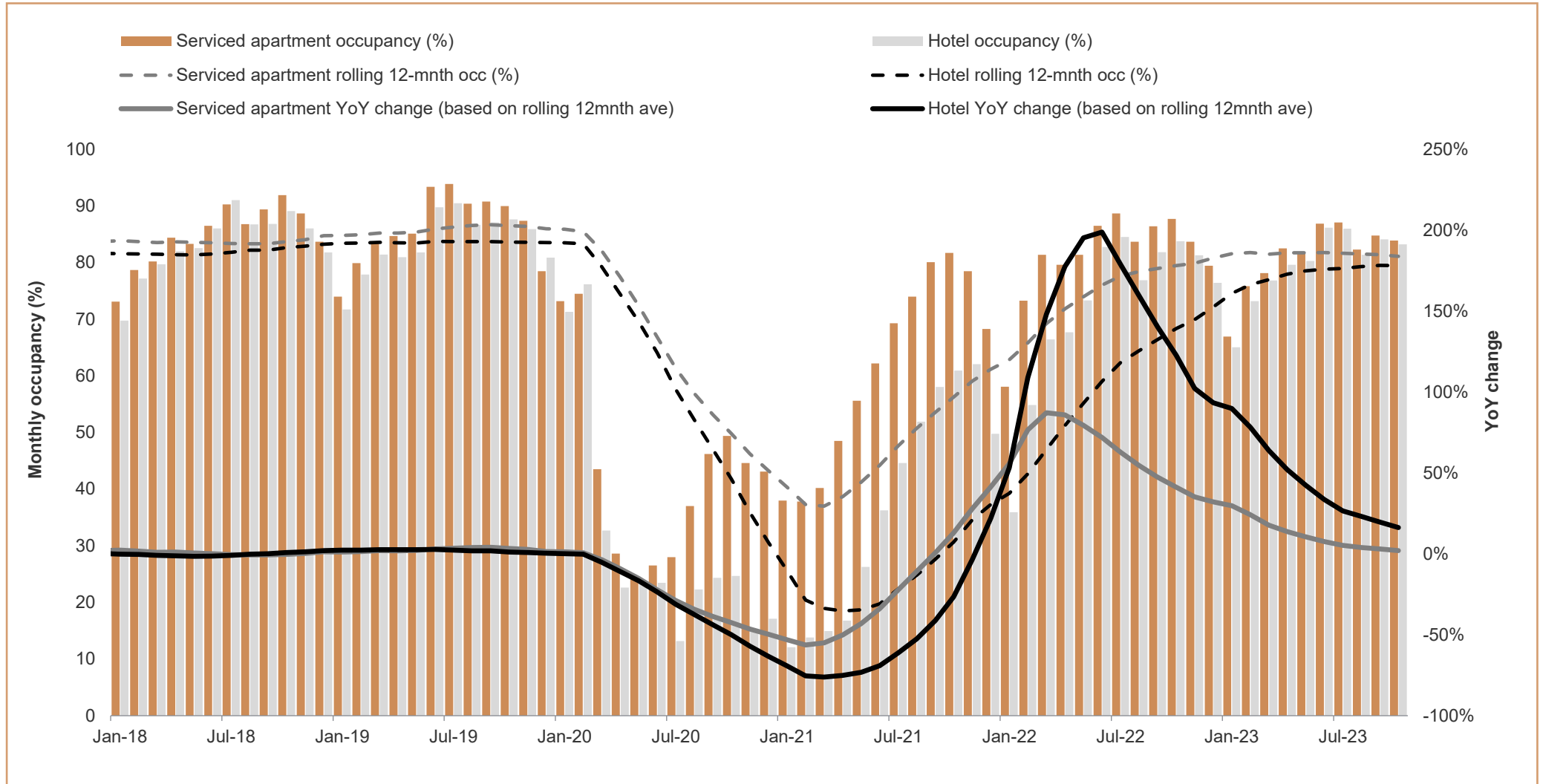
LONDON: SERVICED APARTMENTS VS HOTEL REVPAR PERFORMANCE

London serviced apartment RevPAR has consistently outperformed the hotel sector monthly and in particular over the height of the Covid pandemic period between March 2020 to March 2022 and has continued to sustain this outperformance on a 12-month rolling basis and even in light of a strong YOY rebound in hotel performance.



LONDON: SERVICED APARTMENTS VS HOTEL OCCUPANCY PERFORMANCE

The popularity of London serviced apartments is evidenced by its outperformance of monthly occupancy levels during the Covid pandemic and a widening between the hotel rolling 12 - month occupancy compared to previous years. The strong occupancy levels have been maintained to July 2023 and continues to outperform the hotel sector.

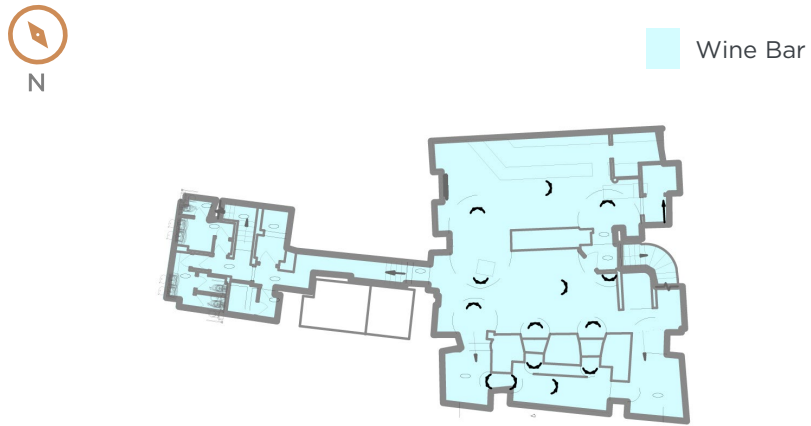




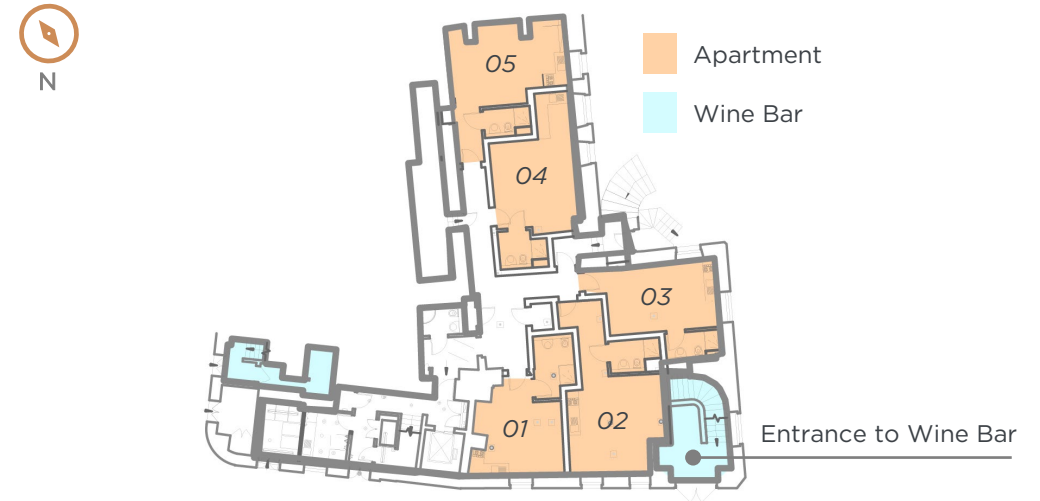
2 SUFFOLK LANE
One bedroom open plan apartment

FLOOR PLANS

Basement



Lower Ground Floor



Ground Floor



First Floor

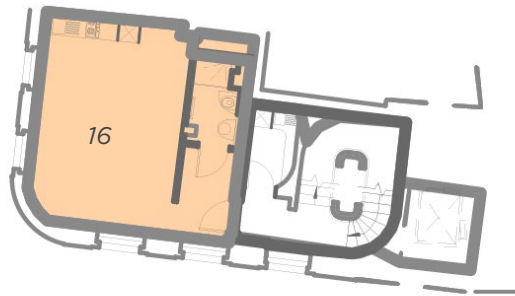


FLOOR PLANS

Mezzanine



Apartment



Second Floor



Apartment



Third Floor



Apartment



FURTHER INFORMATION

Tenure

The full registered title address of the property is 28 Bush Lane, 1 Gophir Lane and 2 Suffolk Lane EC4R 0AT.

Freehold Title number is NGL647926 (held by vendor 1) and there is a Lease of the entire property for a term of 999 years from 24 March 1996 with Title number NGL738593 (held by vendor 2).

The Freehold and Leasehold titles are included in the sale, vendors 1 and 2 are controlled by the seller. A prior lease of the wine bar premises has recently been surrendered.

Business Rates

Apartments Rateable Value £116,000 (2023/2024 amount payable £15,834).

Wine bar rateable value £44,750.

Services

The property is serviced by mains electricity, water and gas.

Certificates available upon request.

Pricing

£17 million. Subject to contract.

EPC

Apartments - B energy rating.

Wine Bar - B energy rating.

Certificates available upon request.

Planning

The property benefits from Use Class C1 (serviced apartments) and Use Class E (wine bar).

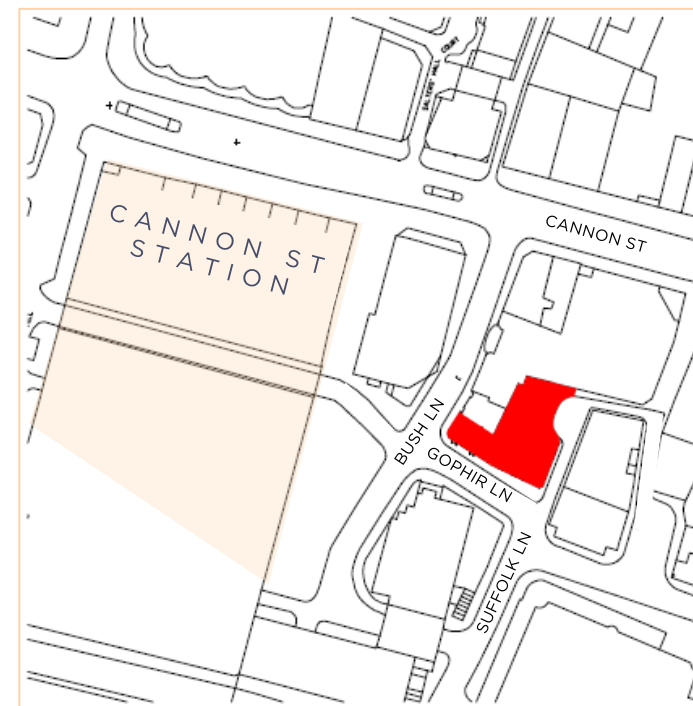
Inventory & Stock

The fixtures, fittings and equipment are to be offered with the sale.

Viewing

Formal inspections of the property will be made strictly by appointment with Savills and Colliers. Under no circumstances should direct contact be made with the property, our clients, or the staff.

Site Plan





2 SUFFOLK LANE
Reception and central stair

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