

60 STREATHAM HIGH ROAD

LONDON SW16 1DA

HIGH YIELDING MIXED-USE FREEHOLD INVESTMENT



EXECUTIVE SUMMARY

- ⌘ High yielding mixed-use freehold investment.
- ⌘ The building is currently undergoing comprehensive refurbishment.
- ⌘ Ideally located in the heart of Streatham High Road 0.1 miles from Streatham Hill station (Thameslink) offering easy access to Clapham Junction within 10 minutes and London Victoria in just 17 minutes.
- ⌘ The property is arranged as a Pub over ground and basement (5,453 sq ft) and a Hotel (18 en suite bedrooms) over first and second floors (4,515 sq ft).
- ⌘ Total GIA – 9,968 sq ft.
- ⌘ The Pub is let to Hannah Wimbledon Limited t/a Stanley's of Streatham (Rhapsody Group) on a 15 year lease expiring 23rd July 2039, at an annual rent of £100,000 per annum.
- ⌘ The Hotel is let to Limehome Hospitality UK Ltd (guaranteed by Limehome Germany GMBH) for 15 years expiring 24th July 2040, at an annual rent of £252,720 per annum.
- ⌘ WAULT to expiry 14.7 years.
- ⌘ Total passing rent - £352,720 per annum.
- ⌘ Freehold.



PROPOSAL

Offer in excess of £4,000,000 (Four Million Pounds) subject to contract and exclusive of VAT.

A purchase at this price would reflect a Net Initial Yield of 8.28% assuming standard purchasers costs of 6.54%, and a low Capital Value of £401 per sq ft.

LOCATION

Streatham is a vibrant residential area in South London, located east of Tooting and south of Brixton. It features a busy high street with a wide range of independent shops and restaurants. 60 Streatham High Road benefits from excellent transport links, including Thameslink services offering direct access to Central London in approximately **17 minutes to London Victoria**.

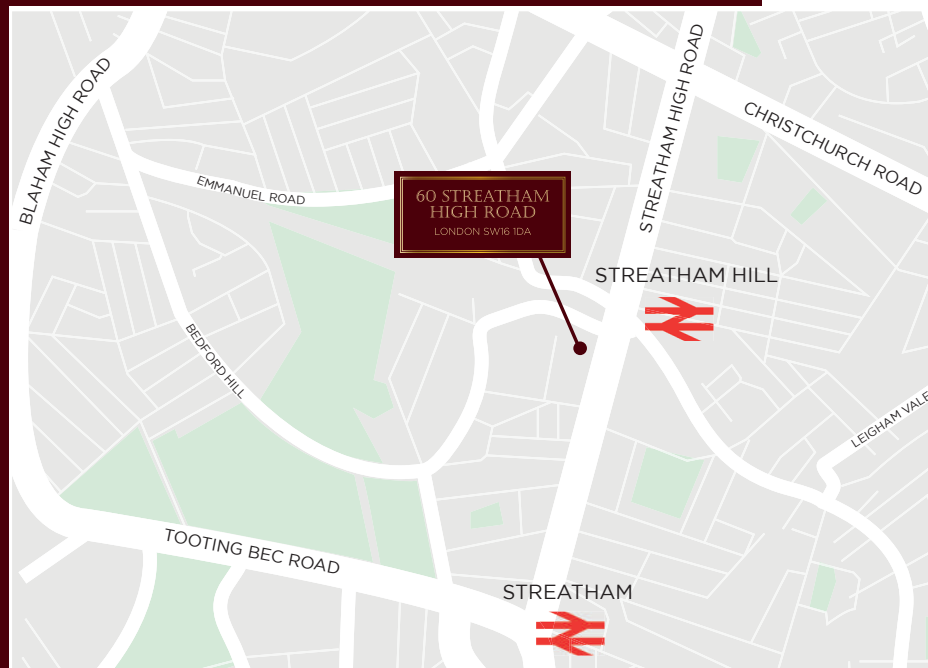
161,482

Catchment Population

74.7%

Employment
Rate in Streatham

*Source: ONS, London Borough of Lambeth



CONNECTIVITY



Located just 0.1 miles (a 3-minute walk) from Streatham Hill (Thameslink) Station and 0.8 miles from Streatham Station, providing easy access to frequent train services and Central London destinations such as London Victoria in 17 minutes and Oxford Circus in just 31 minutes.



Conveniently located near the A23 and A214, providing direct routes into central London by car—just a 13-minute drive to Clapham Junction.



Streatham, located about 20 miles north of Gatwick Airport, is well connected by frequent Southern Rail services, with travel times as short as 35 minutes.

JOURNEY TIMES

from Streatham Hill Station

STATION	TIME
VICTORIA	17 MINS
LONDON	24 MINS
KINGS CROSS	29 MINS
OXFORD CIRCUS	31 MINS



DESCRIPTION

The property comprises a solid brick construction with a pitched roof. The property is arranged over basement, ground and two upper floors.

The ground and basement is let to Hannah Wimbledon Limited t/a Stanley's of Streatham (Rhapsody Group), on a Full Repairing and Insuring Lease (FRI) from 24th July 2024 expiring 23rd July 2039, with an annual rent of £100,000 per annum. There are 5 yearly upward only open market rent reviews.

Rhapsody Group currently operate from 5 locations across London and have recently refurbished the property at a capital expenditure of circa £300,000. The property benefits from a beer garden, with late night licenses.

Part ground, first and second floors are let to Limehome Hospitality UK Ltd (guaranteed by Limehome Germany GMBH) on a Full Repairing and Insuring Lease (FRI) from 25th July 2025 expiring 24th July 2040, with a passing rent of £252,720 per annum.

The landlord has undertaken a comprehensive refurbishment of the property at a capital expenditure of circa £1,000,000, including significant upgrades such as new windows, a newly installed roof, and the complete replacement of all plumbing and electrical systems. These works correspond to the requirements of Limehome.

The rent is reviewed annually (from the second year of the start date) but only starts once the CPI has risen more than 10% from when the lease began. From then on, annual rent increases are calculated using 75% of the CPI rise since the previous review.

Rent Review Example:

Lease starts: 30th June 2025 — CPI = 100

June 2027: CPI = 112

CPI has increased 12%, so the first rent review is triggered

Rent increases by 9% (75% of 12%)

June 2028: CPI = 118

CPI increase since last review = 5.35%

Rent increases by 4% (75% of 5.35%)



*Tite Plan



THE GROUND FLOOR PUB HAS RECENTLY UNDERGONE AN EXTENSIVE FIT-OUT

ACCOMMODATION SCHEDULE

UNIT	FLOOR	NIA SQ M	NIA SQ FT
Pub	Basement	162.1	1,745
Pub	Ground	336	3,617
Hotel Entrance	Ground	6.5	70
Laundry	Ground	5	54
Room 1	First	17	183
Room 2	First	17	183
Room 3	First & Second	22.1	238
Room 4	First & Second	20.9	225
Room 5	First	14.2	153
Room 6	First	14.5	156
Room 7	First	12.2	131
Room 8	First	15.2	164
Room 9	First	17.1	184
Room 10	First	17	183
Room 11	First	21.8	235
Room 12	First	21.8	235
Room 13	First	13.4	144
Room 14	Second	27.7	298
Room 15	Second	18.8	202
Room 16	Second	20.3	219
Room 17	Second	18.5	199
Room 18	Second	26.1	281
TOTAL		845.5	9,098





BRAND-NEW ENSUITE HOTEL ROOMS ON THE UPPER FLOORS, LET TO LIMEHOME

*CGI for indicative purposes only

COVENANT

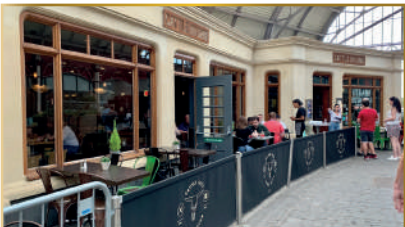
PUB TENANT



Rhapsody Hospitality Group is a dynamic collection of hospitality venues based in London, known for delivering exceptional food, drinks, and atmosphere. Their portfolio includes a diverse range of pubs, such as Hannah in Battersea, The Charlotte, Harlem in New Malden, Cattle Grid in Windsor, and Stanleys of Streatham, each offering a unique dining and social experience. The group is committed to creating vibrant spaces that cater to various tastes and occasions, from casual gatherings to lively weekend events.

CATTLE GRID

120-125 Peascod Street, Windsor SL4 1DP



HANNAH BATTERSEA

281 Lavender Hill, London SW11 1LP



THE EARLSFIELD

511 Garratt Lane, London SW18 4SW



HARLEM

94 High Street, New Malden, KT3 4EX



THE CHARLOTTE

204 Union Street, London SE1 0LX

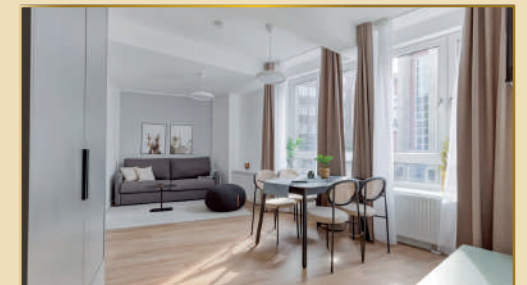
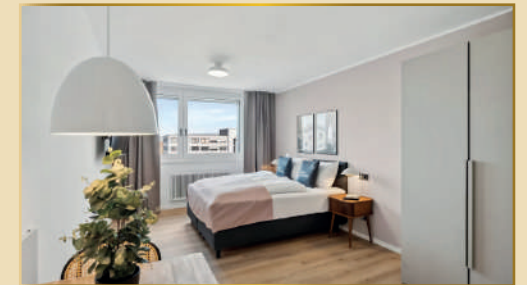


HOTEL TENANT

limehome

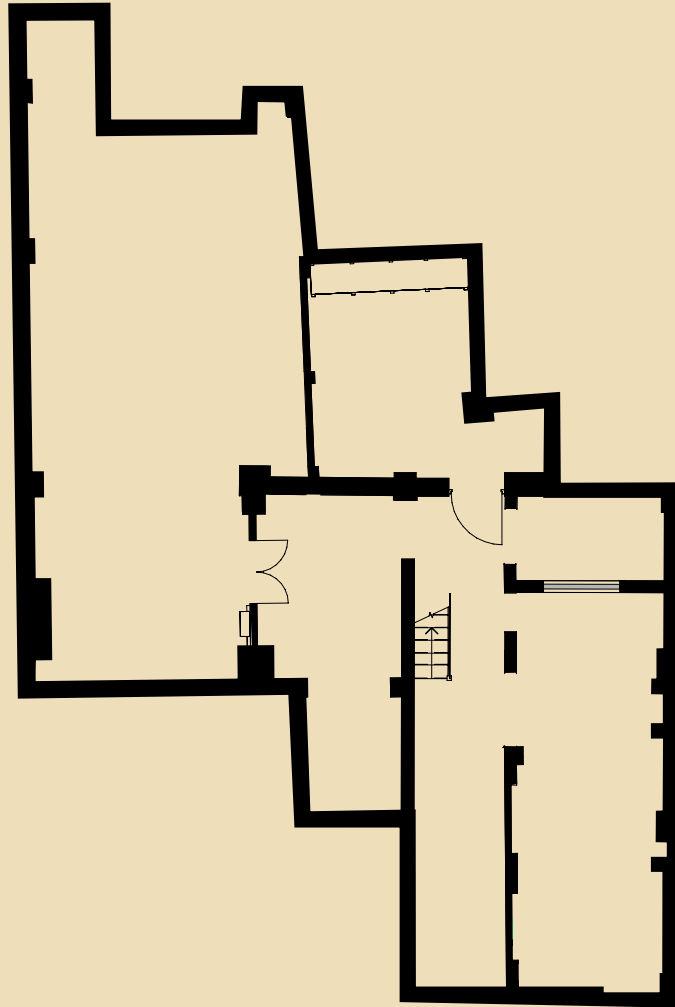
Limehome is a Munich-based hospitality company founded in 2018 that offers fully digitalised, design-forward serviced apartments across Europe. Blending the comfort of a private suite with the efficiency of a tech-driven hotel experience, Limehome provides guests with contactless check-in, high-speed Wi-Fi, smart TVs, and contemporary furnishings—all managed through a seamless digital platform. Operating in over 300 locations across 11 countries, including Germany, Spain, Italy, and the Czech Republic, the company has rapidly expanded its portfolio to more than 9,000 units. Limehome's innovative model appeals to both business and leisure travelers seeking flexible, high-quality accommodations at competitive prices, making it one of Europe's fastest-growing hospitality brands.

Limehome Germany GMBH have a Dunn & Bradstreet Rating of 2A2. Full financial information can be released upon request.

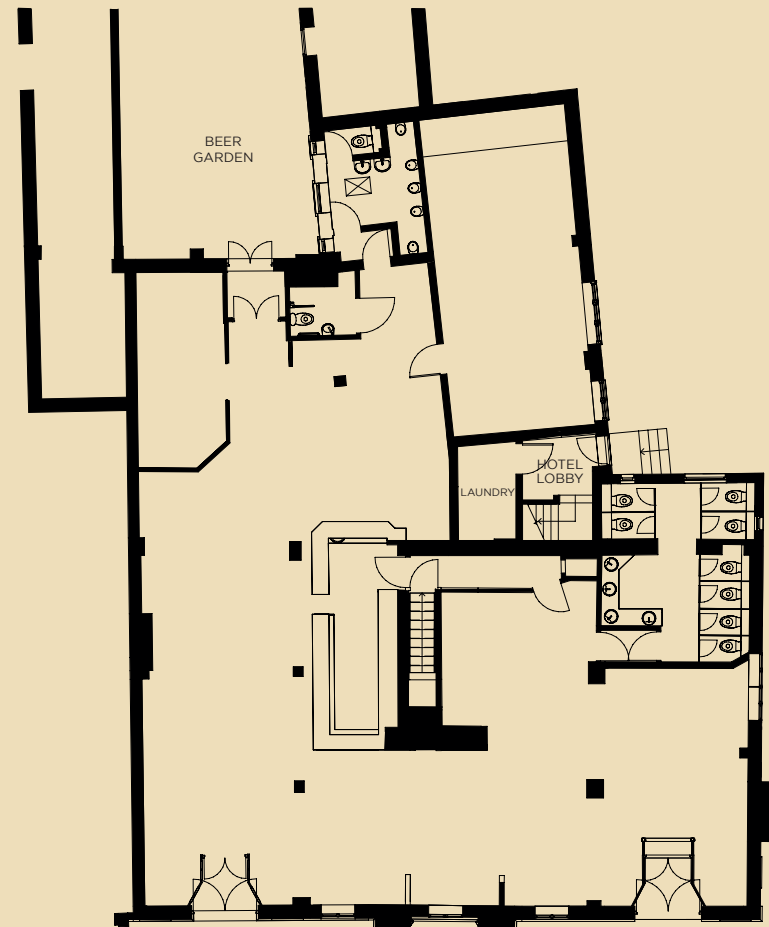


FLOOR PLANS

BASEMENT



GROUND FLOOR

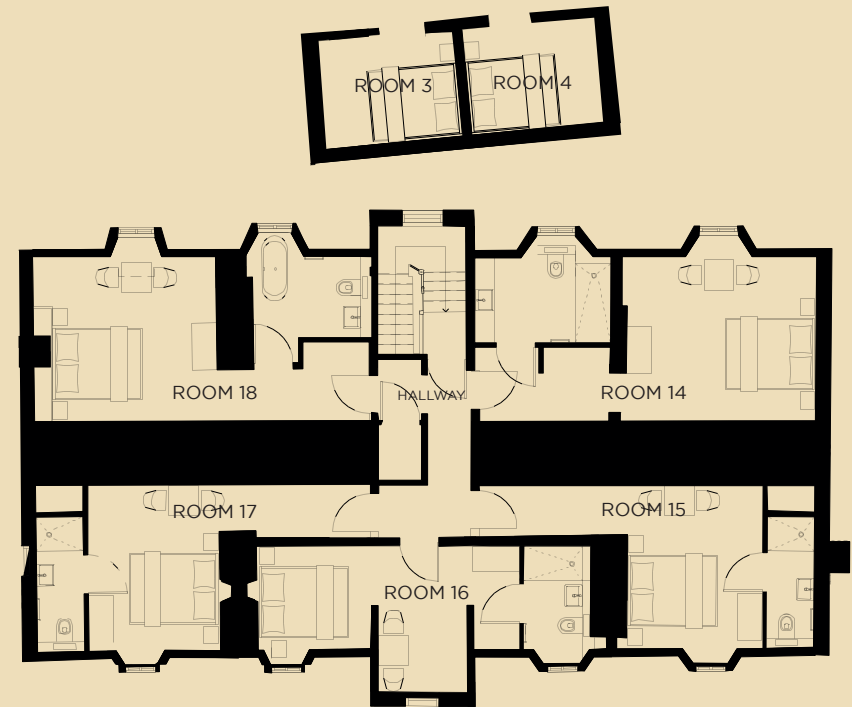


FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



FURTHER INFORMATION

TENURE

Freehold.

VAT

The property is elected for VAT and it is envisaged that the sale will be treated as a Transfer of Going Concern (TOGC).

FURTHER INFORMATION

Further information is available upon request.

VIDEO WALKTHROUGH

[Click here to watch WALKTHROUGH VIDEO.](#)

PROPOSAL

Offer in excess of £4,000,000 (Four Million Pounds) subject to contract and exclusive of VAT.

A purchase at this price would reflect a Net Initial Yield of 8.28% assuming standard purchasers costs of 6.54%, and a low Capital Value of £401 per sq ft.

ATTRACTIVE FINANCING OPTIONS AVAILABLE

Our debt partners are pleased to offer flexible financing options to support your investment:

OPTION 1:

Circa 50- 55% Loan-to-Value (LTV)
Competitive interest rate from 2.4% margin over 5 yr Sonia (currently 3.6%)

OPTION 2:

Circa 65% Loan-to-Value (LTV)
Enhanced leverage with c. 3.5% margin over 5 yr Sonia (currently 3.6%)

CONTACT

MATTHEW ROGOSNITZKY

+44(0)20 7266 8538
+44(0)7837 596 220
m.rogosnitzky@estate-office.com

DANIEL MINSKY | MRICS

+44(0)20 7266 8520
+44(0)7866 466 526
d.minsky@estate-office.com

CHAIM AZIZ

+44 (0)20 7266 8510
+44 (0)7970 824 292
c.aziz@estate-office.com



DISCLAIMER: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Estate Office or their clients has authority to make or give any representation or warranty whatsoever in relation to this property. May 2025.