MERCURY PLACE

ST GEORGE STREET
LEICESTER
LE1 1QG

REVERSIONARY CITY CENTRE MULTI-LET OFFICE AND LEISURE INVESTMENT WITH SIGNIFICANT VALUE ADD POTENTIAL

INVESTMENT OVERVIEW

- One of Leicester's most prominent office buildings, situated in a **prime CBD location within a 2 minute walk to Leicester Station** offering a **direct train to Central London in only one hour**.
- Offering **58,267 sq ft (NIA)** of offices over five floors and a **26,916 sq ft (GIA)** leisure unit.
- The property is let to eight tenants at a **passing rent of £976,902 pa** with a WAULT to the breaks of **3.89** years and a WAULT to lease expiry of **5.71** years.
- The office is multi-let with only 9% vacancy and recent letting activity providing evidenced demand and a **reversionary ERV**. The leisure unit is single let to the **only trampoline park in Leicester**, with no competition nearby and abundant local demand.
- The office offers a low average passing rent of **£14.47 per sq ft**, offering substantial reversion as the **most recent letting in the building the ground floor suite was agreed at £16.50 per sq ft (ERV on upper floors is assumed to be ahead of this level)**.
- Reversionary income profile with the **majority of the space having outstanding or upcoming rent reviews within the next 12 months**.
- **Prime office rents within Leicester now £20.00 per sq ft (+)**.
- The Trampoline Park is let off a **low rent of £4.46 per sq ft**.
- The property occupies **a 2.55 acre site, offering great scope for future long term redevelopment**.
- Freehold.
- The office has an excellent city centre car parking ratio of **1:355 sq ft**.
- Leicester's **affluent catchment, large student population (60,000 students) and fast connectivity to London in one hour by train** has attracted major occupiers such as Octopus Energy, AJ Gallagher, Grant Thornton , IBM and Hastings Insurance.
- **Leicester City Council is investing £1.7m into the micro location surrounding the property**, which will vastly improve the arrival experience, surrounding public realm and connectivity to both Leicester Station and the City Centre.
- The asset is priced off a **low capital value, well below replacement cost and offering long term alternative use potential**.

We are instructed to seek offers in excess of **£10,460,000** subject to contract and exclusive of VAT. A purchase at this price would reflect a **net initial yield of 8.75%** and a **low capital value of £123 psf**, after allowing for purchaser's costs of 6.70%. The price reflects a **revisionary yield of 9.30%+** once rent reviews are settled in the next 12 months.

LOCATION

Leicester is the second largest city within the East Midlands - located approximately 98 miles north of Central London, 38 miles north east of Birmingham, and 26 miles south of Nottingham.

Leicester's local economy is worth approximately £23.5bn per annum and is central to the prosperity of the Midlands, providing nearly 500,000 jobs and hosting over 42,000 businesses. The Leicester metro conurbation has a population of 561,635, which is expected to rise to 600,404 by 2030. The area is home to three major universities, including the University of Leicester, Leicester De Montfort University and Loughborough University, with the student population exceeding 60,000.

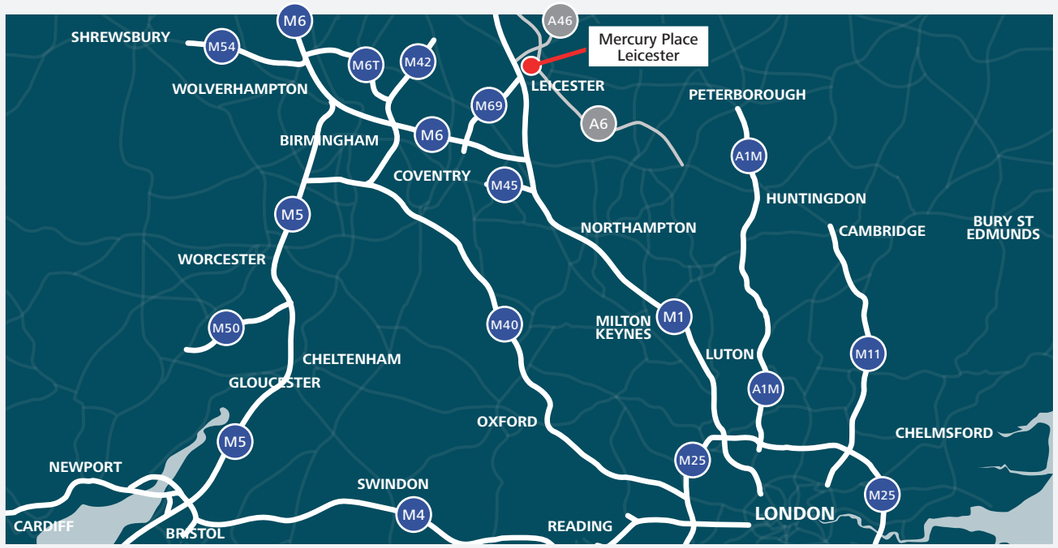
Leicester City has a resident population of 355,218 and is strategically positioned at the intersection of two major national rail routes, the north–south Midland mainline connection and the east-west Cross Country line. The City also has excellent access to the national motorway network, principally at J21, the M1/M69 motorway intersection and the A6/A46 trunk routes, providing regional connectivity within the East Midlands and to the A1.

Leicester's local economy is worth approximately £23.5bn per annum

Leicester provides nearly 500,000 jobs and hosts over 42,000 businesses

University of Leicester, Leicester De Montfort University and Loughborough University - with the student population exceeding 60,000

Leicester City has a resident population of 355,218



REGENERATION

Granby Street/St George Street Regeneration Gateway

The £1.7m regeneration project of Granby Street and St George Street will facilitate more sustainable and efficient travel into and across Leicester City Centre. The project focuses on the pedestrianisation of the street fronting Mercury Place, including the reconstruction of the road to provide high-quality block paving to the entrance of Mercury Place, improving accessability and the local aesthetics.

The project will include the provision of rainwater gardens, a terraced lawn area, improved pedestrian/cycle facilities, as well as a new docking station for Santander e-bikes. Access to car parking at Mercury Place will be retained.

Leicester Waterside Regeneration

Leicester Waterside Regeneration is located 1.2 miles north-west of Mercury Place, approximately a 23 minute walk. The former 150-acre industrial site will see £250m of investment to deliver 350 new homes, 55,000 sq ft of workspace and extensive retail/leisure along the River Soar.

The project will also improve Leicester's transport network by upgrading pedestrian, cycling and public transport accessibility; connecting the Waterside to the city centre and further business hubs.

Granby Street/St George Street

Leicester Waterside

Abbey Park
Curve Theatre
St George's Church
St George's Cultueral Quarter
Athena Events Venue
St George's Street
Mercury Place (Subject Property)
Phoenix Square & Phoenix Cinema & Art Centre
St George's Retail Park
St George's Central
LEICESTER
Leicester Museum & Art Gallery
Richard III Visitor Centre
City Hall Leicester City Council
Leicster Market
High Cross Shopping Centre
Leicester Cathedral
Worldwide Regeneration Area
Mattioli Woods
Leicester Crown Court
Premier Inn
ibis
KPMG
IBM
Grant Thornton
CarringtonCarr

CONNECTIVITY

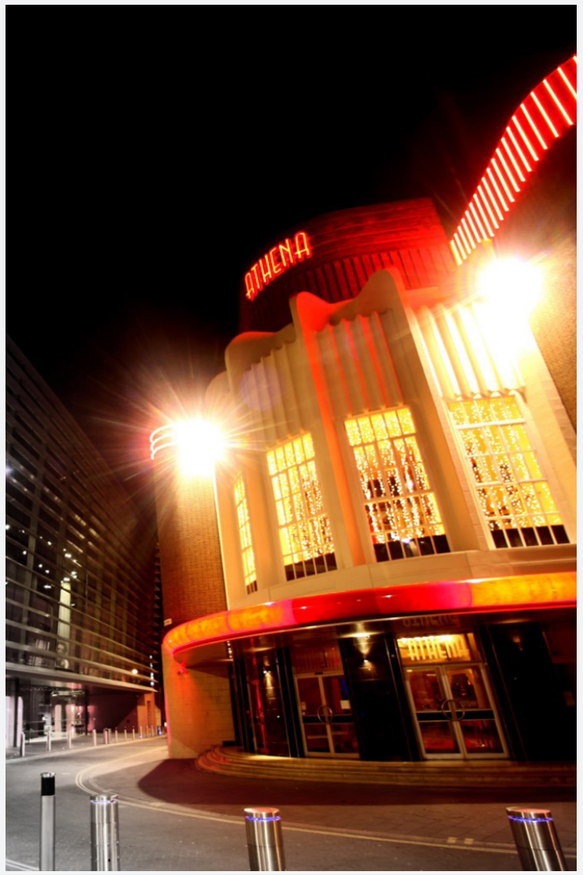
Leicester has one main railway station which is within a 2 minute walk from Mercury Place. Leicester Station provides a direct route to Nottingham, Birmingham and London St Pancreas in approx. 23 minutes, 50 minutes and 1 hour respectively.

Road connections are also excellent with Mercury Place being just a 16-minute drive to J21 of the M1 and the M69 (linking to the M6). The property is just a 38-minute drive from East Midlands International Airport and a 48 minute drive from Birmingham Airport.

There are 13 bus services and 3 park and ride services within close proximity to Mercury Place, making commuting from surrounding areas easy.

NATIONAL RAIL	TIMES
Nottingham	23 mins
Sheffield	55 mins
London St Pancras	60 mins
Birmingham	50 mins

CAR	TIMES
East Midland Airport	30 mins
Coventry	40 mins
Birmingham Airport	45 mins
Birmingham	50 mins
Leeds	145 mins
London	125 mins

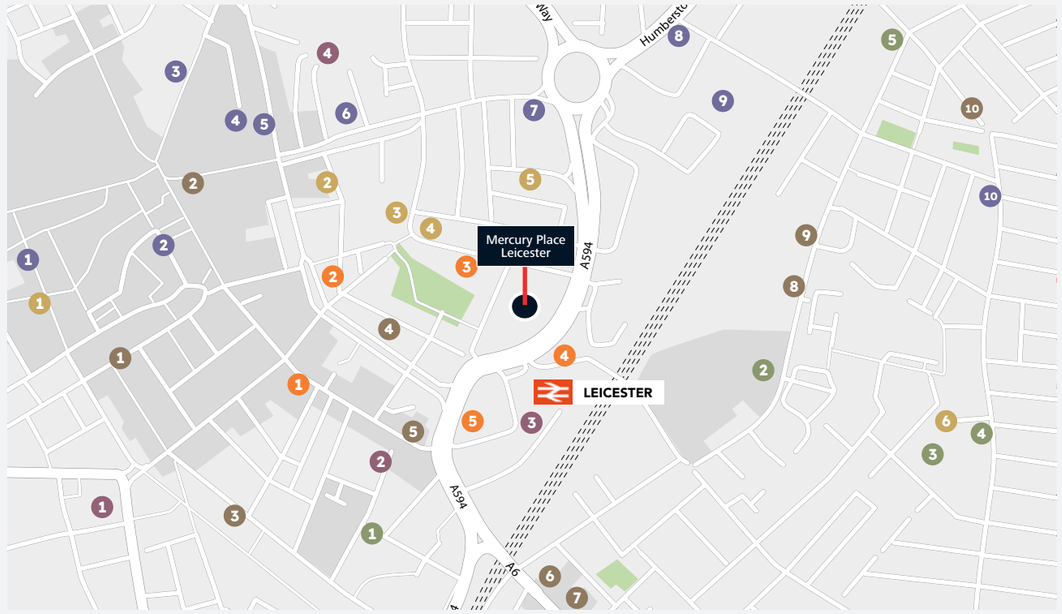


SITUATION

Mercury Place occupies a prime position in the heart of Leicester's Central Business District in close proximity to Leicester Station, fronting St Georges Way and the Leicester Inner Ring Road. Substantial occupiers, including Hastings Insurance, IBM (UK), Berkeley Insurance Group, Octopus Energy and Grant Thornton, are located within the adjacent multi-let office buildings of Colton Square, Arnhem House and KPMG House.

Leicester City Council are seeking to encourage further development within Central Leicester including the focus of office development adjacent to Leicester Station. Mercury Place is located within the St George's Cultural Quarter, which has seen, and continues to see, onward regeneration with the public realm works to the front of the property improving connectivity between Mercury Place and the City Centre. The Cultural Quarter is home to The Curve Theatre, Phoenix Cinema and Art Centre and Athena Events Venue, with the surrounding streets offering a range of newly opened restaurants, bars and cafes.

Mercury Place is within a 5 minute walk of the pedestrianised Leicester retail core, dominated by the High Cross and Haymarket retail centres.



BARS & RESTAURANTS

1. McDonald's Leicester Market Street
2. Taco Bell
3. Revolution Leicester
4. Afrikana Leicester
5. Kayal
6. Jimmys Killer Prawns
7. Kobe Sizzlers
8. Nashtawala
9. Kake Temptations
10. Mohammad's Halal Fish & Chips

SHOPS & SUPERMARKETS

1. St Martins Square
2. Leicester Market
3. Argos Leicester Belgrave Gate
4. Haymarket Shopping Centre
5. Primark
6. Sainsburys
7. Lidl
8. Sara Foods (UK)
9. Home Bargains
10. Royal Sweets Leicester

HOTELS

1. Mercure Leicester
2. Ramada Encore
3. Leicester Luxuary Apartments, Queens Street
4. Hotel Ibis Leicester City
5. Premier Inn Leicester City Centre

EDUCATION

1. Beauchamp City Sixth Form
2. Moat Community College
3. Uplands Juniors LEAD Academy
4. Uplands Infants

ENTERTAINMENT

1. King Richard III Visitor Centre
2. The Shed
3. Curve Theatre
4. Athena Events Venues
5. Phoenix Cinema & Art Centre
6. Highfields Centre

PARKING

1. New Street Car Park
2. Dover Street Car Park
3. Leicester Railway Station Car Park
4. NCP Lee Circle Red Car Park

DESCRIPTION

Mercury Place was built in the 1960's for the Leicester Mercury Newspaper Group, providing their headquarters offices and print hall complex. The building offers 81,709 sq ft of multi-let office and leisure accommodation in the heart of Central Leicester. The property is arranged over ground and four upper floors, with ground level and decked car parking providing, in total, 233 car parking spaces.

Mercury Place has been refurbished on a phased basis. The exterior fabric of the building was initially refurbished in 2006 when the property was reclad and reglazed. More recently there has been a series of phases of refurbishment over the period 2014 to 2018, which has seen the majority of the internal space refurbished to provide Grade A offices and to provide the fitted leisure unit occupied by Boost, together with additional external works, including works to the roof.

The office element fronts St George Street and benefits from an impressive atrium, concierge managed reception and waiting area, with the office accommodation principally providing the following features:

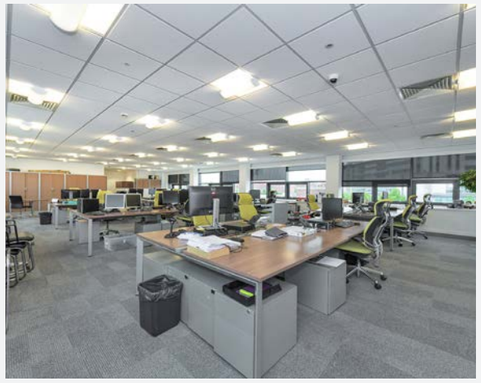
- Raised floors with inset floor boxes (with the exception of "Suite 0A" on the ground floor)
- Carpeted and vinyl floor finishes
- Double glazed windows
- Part mineral and part metal suspended ceilings
- LED lighting
- Climate control VRF A/C
- Demised and common WC facilities
- Changing and shower facilities
- Secure bike store

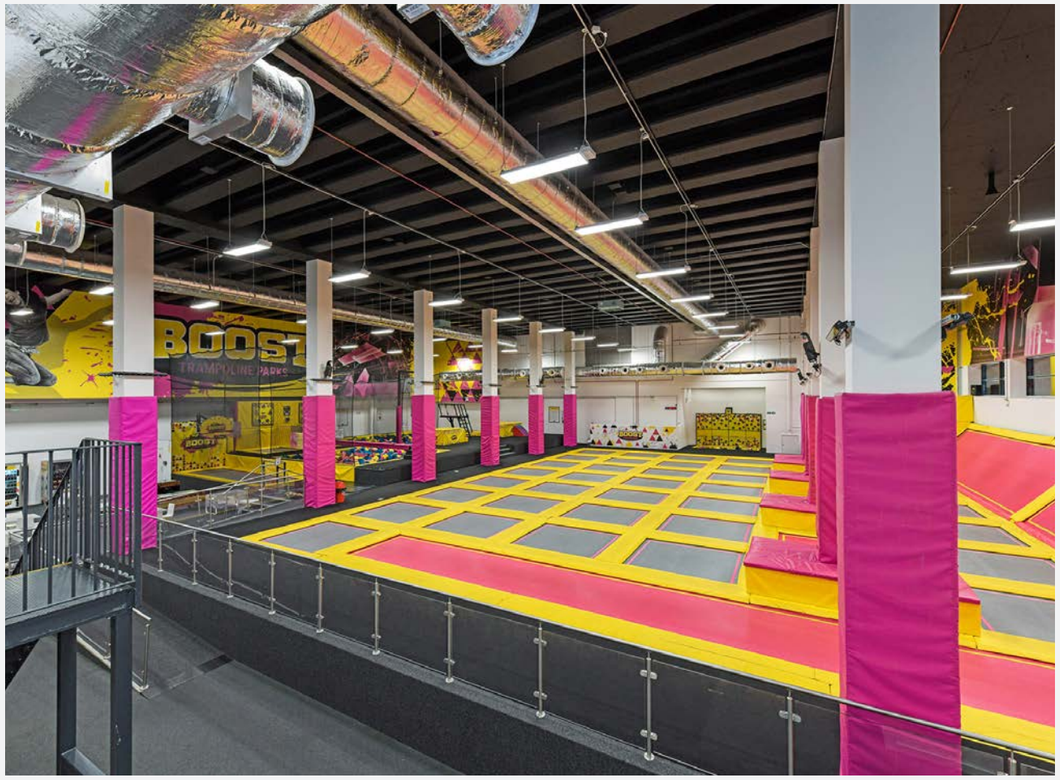
The leisure unit was refurbished from the previous print hall and reel store areas of the complex and is now occupied by Boost as a trampoline park. The accommodation benefits from a floor to ceiling height of approximately 10m and offers significant alternative use potential, including gym and self-storage.

The leisure unit is accessed from the demised car park into the reception area with changing and WC facilities, and the open plan trampoline area with a mezzanine level restaurant / canteen.

The property benefits from 233 car parking spaces, 69 of which are demised to Boost. The 164 spaces demised to the offices reflects an excellent city centre parking ration pf 1:355 sq ft.

A full suite of vendor's surveys are available to review including measured, building, M&E and cladding surveys.





ACCOMMODATION SCHEDULE

Armada Surveys have undertaken an assignable measured survey of the office and leisure accommodation. We have summarised the areas below:

FLOOR	NIA (SQ FT)	GIA (SQ FT)	IPMS 3 (SQ FT)
5th Floor (plant)	-	960	-
4th Floor	4,364	5,542	4,705
3rd Floor	27,128	31,350	28,216
2nd Floor	9,700	14,680	10,197
1st Floor	8,995	10,991	9,670
Ground Floor	8,080	13,927	8,437
Basement (plant)	-	4,211	-
TOTAL Offices	**58,267**	**81,661**	**61,225**
Office Reception	1,824	-	1,873
TOTAL Offices with Reception	**60,091**	**81,661**	**63,098**
Ground Floor Leisure	-	23,442	-
Mezzanine Leisure	-	3,474	-
TOTAL Leisure		**26,916**	
Office Basement Car Park		16,379	
TOTAL Building	**60,091**	**124,956**	**63,098**

TENURE

The property is held freehold under two title numbers – LT26118 and LT380431.

SITE

The site has a total area of approximately 2.55 acres.

TENANCY SCHEDULE

The property is multi-let to 8 tenants providing a passing rent of £976,002 pa (£11.47 psf). The WAULT equates to 3.89 years to break and 5.71 years to expiries. The latest ongoing letting within the building has provided a new headline ERV of £16.50 psf (however is reflected at £16.44 psf below having recently remeasured the building). The remaining offices offer a low average tone of £14.47 psf.

TENANT	FLOOR/UNIT	AREA (SQFT)	LEASE START	LEASE BREAK	LEASE REVIEW	LEASE END	RENT P.A. (£)	RENT PER SQFT	COMMENTS
Lote Global Investments Ltd	Grd Fl (0A) Inclusive of 8 Parking Spaces	2,919	30/05/22			29/05/27	£48,000	£16.44	New 5-year lease contracted out of the 1954 Act. 4 months' rent free followed by 8 months' half rent. Vendor to top up any outstanding rent free. Rent deposit deed of 12 months' rent plus VAT.
Barker Ross Staffing Solutions Limited	Grd Fl (0B) & 0C Inclusive of 15 Car Parking Spaces	5,161	29/09/15		29/09/20	28/09/25	£55,889	£10.83	SC cap at £21,098 resulting in a LL shortfall of £2,562
Associated Newspapers Limited	1st Fl (1A) Inclusive of 4 Car Parking spaces	4,266	29/09/17	29/09/22	29/09/22	28/09/27	£52,080	£12.21	**Tenant did not operate September 2022 break.** SC cap at £23,476 resulting in a LL shortfall of £3,900
Associated Newspapers Limited	1st Floor (1B) Inclusive of 9 car parking spaces	4,729	06/09/17	06/09/22	06/09/22	05/09/27	£75,112	£15.88	**Tenant did not operate September 2022 break.** March rent review outstanding as landlord waited for break notice dates to pass. SC cap at £27,630 resulting in a LL shortfall of £4,590
PPL PRS Limited	2nd Fl Inclusive of 10 car parking spaces	9,700	03/07/17		03/07/22	02/07/27	£133,677	£13.78	SC cap at £53,097 resulting in a LL shortfall of £9,363. Rent deposit deed of 12 months' rent plus VAT.
Vacant	Pt 3rd Floor (A)	5,032					£83,028	£16.50	Vendor to provide 18 months' rent, rates and service charge guarantee.
Aon Benfield Limited	Pt 3rd Fl (3B) Inclusive of 18 car parking spaces	4,690	25/03/20	24/03/25	25/03/25	24/03/30	£77,764	£16.58	SC cap at £24,393 resulting in a LL shortfall of £6,805
PPL PRS Limited	Pt 3rd Fl (3C) Inclusive of 9 car parking spaces	9,323	03/01/17		03/01/22	02/01/27	£122,202	£13.11	January 2022 rent review remains outstanding, net effective uplift is likely to be achievable. SC cap at £49,484 resulting in a LL shortfall of £7,614. Rent deposit deed of 12 months' rent plus VAT.
Imperial Corporate Events Limited	Pt 3rd Fl (3D) Inclusive of 16 Car Parking Spaces	8,083	22/08/18	21/08/23	22/08/23	21/08/28	£122,700	£15.18	SC cap at £44,631 resulting in a LL shortfall of £6,418
Charles Stanley & Co. Limited	Pt 4th Flr & 20 car parking spaces	4,364	14/10/13			13/10/23	£72,500	£16.61	SC cap at £23,630 resulting in a LL shortfall of £3,588 . Lease is contracted out of the 1954 Act.
TOTAL OFFICES		**58,267**					**£842,952**	**£14.47**	
Imperial Corporate Events Limited	9 Car Parking Spaces		16/11/18		16/11/23	21/08/28	£7,200		
PPL PRS Limited	9 Car Parking Spaces		23/08/19			02/07/27	£6,750		
Vacant	37 Car Parking Spaces								Opportunity to rentalise vacant car parking spaces.
TOTAL OFFICES & CAR PARK		**58,267**					**£856,902**	**£14.71**	
Boost Trampoline Parks (Leicester) Limited	Warehouse Inclusive of 69 Car Parking Spaces	26,916	26/09/17	25/09/27	26/09/2022 26/09/2027	25/09/32	£120,000	£4.46	Includes 3,474 sq ft (GIA) concrete mezzanine floor . Rent deposit deed of £50,000.
TOTAL LEISURE		**26,916**					**£120,000**	**£4.46**	
TOTAL PROPERTY		**85,183**					**£976,902**	**£11.47**	

SERVICE CHARGE

Total service charge budget is £573,809 for year-end 30 September 2022, reflecting a blended £6.73 psf. Total Landlord shortfalls amounts to £44,841.

COVENANTS

LOTE GLOBAL INVESTMENTS LTD | COMPANY NUMBER: 13514417
D&B Rating: NB (New Business)

International family investment office (IFO) managing over £150m of real estate, fund and corporate investments.

BARKER ROSS STAFFING SOLUTIONS LTD | COMPANY NUMBER: 02234535
D&B Rating: 1A3 - Low Risk

Multi-sector recruiter with extensive knowledge across construction, healthcare, social care and industrial sectors.

	30/11/2020	30/11/2019	30/11/2018
Total Turnover	£31,452,360	£38,555,465	£38,413,756
Profit/(loss) before taxes	£80,671	£192,995	£185,382
Total Assets	£8,998,917	£9,269,246	£10,568,249

ASSOCIATED NEWSPAPERS LTD | COMPANY NUMBER: 00084121
D&B Rating: 5A1 - Very Low Risk

One of the UK's largest publishers of national newspapers and consumer websites. Subsidiary of DMG Media.

	27/9/2020	29/9/2019	30/9/2018
Total Turnover	£567,510,000	£656,097,000	£651,851,000
Profit/(loss) before taxes	£26,839,000	£58,879,000	£31,127,000
Total Assets	£1,119,648,000	£853,949,000	£786,421,000

PPL PRS LTD | COMPANY NUMBER: 10376001
D&B Rating: N2 - Above Average Risk

British music copyright collective. Founded by Decca Records and undertakes collective rights management of sound recordings on behalf of its record companies.

	31/12/2020	31/12/2019	31/12/2018
Total Turnover	£21,119,101	£27,015,249	£23,349,214
Profit/(loss) before taxes	£82,876	-£919,299	-£409,349
Total Assets	£90,801,617	£118,614,715	£153,188,363

IMPERIAL CORPORATE EVENTS LTD | COMPANY NUMBER: 04403040
D&B Rating: N2 - Above Average Risk

One of the leading corporate event agencies in the UK founded in 2002.

	31/12/2019	31/12/2018	31/8/2017
Total Turnover	£14,367,944	£17,755,773	£15,745,386
Profit/(loss) before taxes	£1,257,664	£1,904,323	£2,461,510
Total Assets	£8,470,230	£7,572,049	£6,980,066

CHARLES STANLEY & CO | COMPANY NUMBER: 01903304
D&B Rating: 5A1 - Very Low Risk

UK investment management company established in 1972, one of the oldest firms on the London Stock Exchange.

	31/3/2021	31/3/2020	31/3/2019
Total Turnover	£171,137,000	£172,546,000	£155,158,000
Profit/(loss) before taxes	£14,838,000	£18,843,000	£11,300,000
Total Assets	£358,828,000	£332,588,000	£299,054,000

AON UK HOLDINGS LTD | COMPANY NUMBER: 06652620
D&B Rating: 5A1 - Very Low Risk

Founded in 1982, the firm sells a range of financial risk mitigation products including insurance, pension administration and health insurance plans.

	31/12/2020	31/12/2019	31/12/2018
Total Turnover	£646,735,000	£125,885,000	£152,991,000
Profit/(loss) before taxes	£632,911,000	£121,450,000	£150,805,000
Total Assets	£2,512,316,000	£2,574,449,000	£2,642,507,000

'BOOST' TRAMPOLINE PARK (LEICESTER) LTD | COMPANY NUMBER: 10135104
D&B Rating: N3 - Above average risk

Boost Trampoline operate trampoline parks in Northampton and Leicester - the covenant is specific to their Leicester branch. This is the only trampoline park in Leicester with no competition nearby.

	30/6/2021	30/6/2020	30/6/2019
Total Turnover	n/a	n/a	n/a
Profit/(loss) before taxes	n/a	n/a	n/a
Total Assets	£1,082,748	£1,005,694	£1,151,767

OCCUPATIONAL MARKET

Leicester has a total stock of circa 16.7M sq ft, second only to Nottingham within the East Midlands. The City has a low vacancy rate of circa 4%.

In Central Leicester the supply of Grade A offices is limited to a number of buildings which are principally located in the Central Business District surrounding Leicester Station. The most recent exception to this trend centrally is the office element of Great Central Square where 30,000 sq ft was developed speculatively in 2019 and is now occupied by Europcar, Tetratek and Arthur J Gallagher, based upon a headline rental of £20 per sq ft.

The lack of available Grade A space enabled Mercury Place to attract a good quality tenant line up, who are drawn to the Grade A specification, size of floor plates, level of car parking and proximity to the Central Business District and Leicester Station.

Mercury Place provided a virtual Grade A office specification at a slightly discounted rental when compared to Colton Square, where headline rents are now pushing through £20 per sq ft, compared to £16.50 per sq ft at Mercury Place.

Otherwise, if a tenant seeking space within Leicester needs Grade A space, they are forced to look to the out of town business parks focused mainly adjacent to J21 of the M1 where the rental tone at Grove Park is circa £17.50 per sq ft.

The emerging tone within the post pandemic markets is that occupiers are increasingly seeking higher quality offices close to complementary amenities, with Mercury Place being one of the few opportunities that can meet current market needs.

Notable recent Leicester occupational comparables are set out below:

DATE	PROPERTY	AREA (SQ FT)	RENT	TERM (BREAK)	TENANT
Under Offer	1 Colton Square, Leicester	10,385	£20.00	TBC	Under offer - TBC
May 22	Mercury Place, St George Street, Leicester	2,913	£16.48	5	Lote Global Investments Ltd
Mar-22	No1 Great Central Square, Vaughan Way, Leicester	6,542	£20.00	15	Tetra Tech Ltd
Dec-21	No1 Great Central Square, Vaughan Way, Leicester	7,092	£20.00	15	Arthur J Gallagher Limited
Oct-21	No1 Great Central Square, Vaughan Way, Leicester	16,752	£20.00	15 (10)	Europcar Ltd
Nov 20	2nd & 3rd Floors, 1 Colton Square, Leicester	20,738	£18.75	10 (5)	Octopus Energy
Mar-19	1 Colton Square, Leicester	10,379	£17.50	5 (3)	Octopus Energy

INVESTMENT MARKET

The regional investment market has recovered well following the easing of COVID restrictions, with investment volumes in Q1 2022 reaching £755 million, reflecting a 21% increase on Q4 2021 volumes and a 25% increase on the 10 year average. Prime regional office yields have also returned to their pre-pandemic levels, currently standing at 4.75%.

We highlight relevant investment comparables below:

SALE DATE	PROPERTY	TENANTS	AREA (SQ.FT)	RENT (£PSF)	AWULT	YIELD (NIY)	PRICE	CAP VAL (£PSF)	PURCHASER
Jan-22	Speedo House, Enterprise Way, Nottingham	Speedo International	37,803	£19.42	5.8	8.00%	£8,600,000	£228	Private
May-21	Pearson Building, Upper Parliament Street, Nottingham	Job Centre Plus + Euro Car Parks	62,947	£23.81	9.2	6.69%	£21,000,000	£334	Equitix Ltd
Aug-20	Apex Court, City Link Road, Nottingham	The Insolvency Service Official Receiver	38,671	£15.45	9.4	7.37%	£7,600,000	£197	Elite Partners Capital Ltd
Dec-19	1&2 Colton Square, Colton Square, Leicester	Multi-let to 8 tenants	109,100	£15.94	4.3	7.80%	£20,900,000	£192	Maya Capital Ltd
Oct-19	Reynard, 37-39 Welford Road, Leicester	Vacant	25,763	£8.75	0	VP	£3,800,000	£148	Study Inn Investments Ltd
Sep-19	Grove Park, 1 Frances Way, Leicester	My Home Move Ltd	21,393	£17.06	8.8	6.00%	£5,700,000	£266	MCTS St Johns High Income Property

ASSET MANAGEMENT

- Acquire one of Leicester's best quality office buildings substantially below replacement cost in an undersupplied market on a 2.55 acre prime site adjacent to the Leicester Station.
- Majority of tenants have outstanding or imminent rent reviews within the next 12 months, with proven reversion on both a headline and net effective basis within the building.
- The headline ERV of £16.50 psf has just been achieved on the ground floor providing precedent to set a higher ERV on the upper levels.
- Opportunity to regear with Charles Stanley (expiry in 2023) and increase rent.
- Opportunity to rentalise the 37 vacant car parking spaces given the prime CBD location and proximity to Leicester train station. Opportunity to gain another £27,750 in income.
- Opportunity to regear and increase the rent on the Trampoline Park which is under-rented at £4.46 per ft².
- Benefit from the immediate council investment into improving the micro-location, surrounding public realm and connectivity of the property to both Leicester Station and the retail core.

VAT

The property is elected for VAT and it is anticipated that the sale will be structured as a TOGC.

EPC

Mercury Place benefits from an EPC rating of 'C-61'. An EPC is available upon request.

FINANCING TERMS

Gerald Eve's Corporate Finance team have reviewed this opportunity and are happy to discuss financing requirements with interested parties.

If you would like to confidentially speak to our specialist debt team please contact:

David Shaw | M: 07395 855521 | dshaw@geraldeve.com

PROPOSAL

We are instructed to seek offers in excess of **£10,460,000** subject to contract and exclusive of VAT. A purchase at this price would reflect a **net initial yield of 8.75%** and a **low capital value of £123psf**, after allowing for purchaser's costs of 6.70%. The price reflects a **revisionary yield of 9.30%+** once rent reviews are settled in the next 12 months.