



GALLIONS PLACE

ROYAL ALBERT WHARF, E16



**green
& partners**

**11 COMMERCIAL UNITS
RETAIL, LEISURE & NURSERY**
(15,906 SQ FT / 1,478 SQ M)
INVESTMENT FOR SALE

A DEVELOPMENT BY:

Vistry Group





INVESTMENT SUMMARY

Multi-phase development adjacent to Gallions Reach DLR station near Royal Albert Dock;

Increasingly popular East London commuter suburb;

Attractive development overlooking pedestrianised public square;

Next to University of East London (40,000 students);

Gallions Place forms part of the substantial commercial investment in the surrounding area following construction of the new Elizabeth Line station at Custom House;

Over 240 new homes and circa 16,000 sq ft of commercial space;

Long income (WAULT to expiry of 14.84 years);

Co-op, Alphabet Nursery and Starbucks account for 54% of the total income;

Virtual Freehold (250 years);

96% of the income is index linked;

Convenience retail perfectly suited to local residents with limited nearby leisure and convenience competition;

Units are let at affordable rents;

Total income of £263,425 per annum.

GRAIN APARTMENTS



AN ATTRACTIVE
DEVELOPMENT
WITH OVER 240
HOMES & CIRCA
16,000 SQ FT OF
COMMERCIAL
SPACE

CARGO HOUSE



GALYON POINT



THE VENDOR IS SEEKING
OFFERS IN EXCESS OF
£2,740,000

(Two Million Seven Hundred and Forty Thousand Pounds) subject to contract for the benefit of their virtual freehold interest, reflecting the following yield and capital value profile:

NET INITIAL YIELD

9.00%

(assuming graduated purchaser's costs of 6.80%)

CAPITAL VALUE

£172 PER SQ FT

VIDEO TOUR
CLICK TO LAUNCH



POPULAR EAST LONDON COMMUTER SUBURB



LONDON CITY
AIRPORT

UNIVERSITY
OF EAST LONDON

CANARY
WHARF

EXCEL
LONDON

GREENWICH

ROYAL
ALBERT DOCK

THE O2

THE
SHARD

CITY OF
LONDON



GALLIONS
PLACE

Aerial view and Computer Generated Images of Gallions Place correct as of Spring 2021.

VIDEO TOUR
CLICK TO LAUNCH



BLOCK A CARGO HOUSE



BLOCK B GRAIN APARTMENTS



TENURE

The property is available
by way of a new 250-year
virtual freehold interest.



GALLIONS REACH

DESCRIPTION

THE UNITS ARE ADJACENT TO
GALLIONS REACH DLR STATION
AND PROMINENTLY POSITIONED
AT THE BASE OF CARGO HOUSE,
GRAIN APARTMENTS & GALYON
PLACE ON THE CORNER
OF ATLANTIS AVENUE AND
GALLIONS ROUNDABOUT.



BLOCK C GALYON POINT

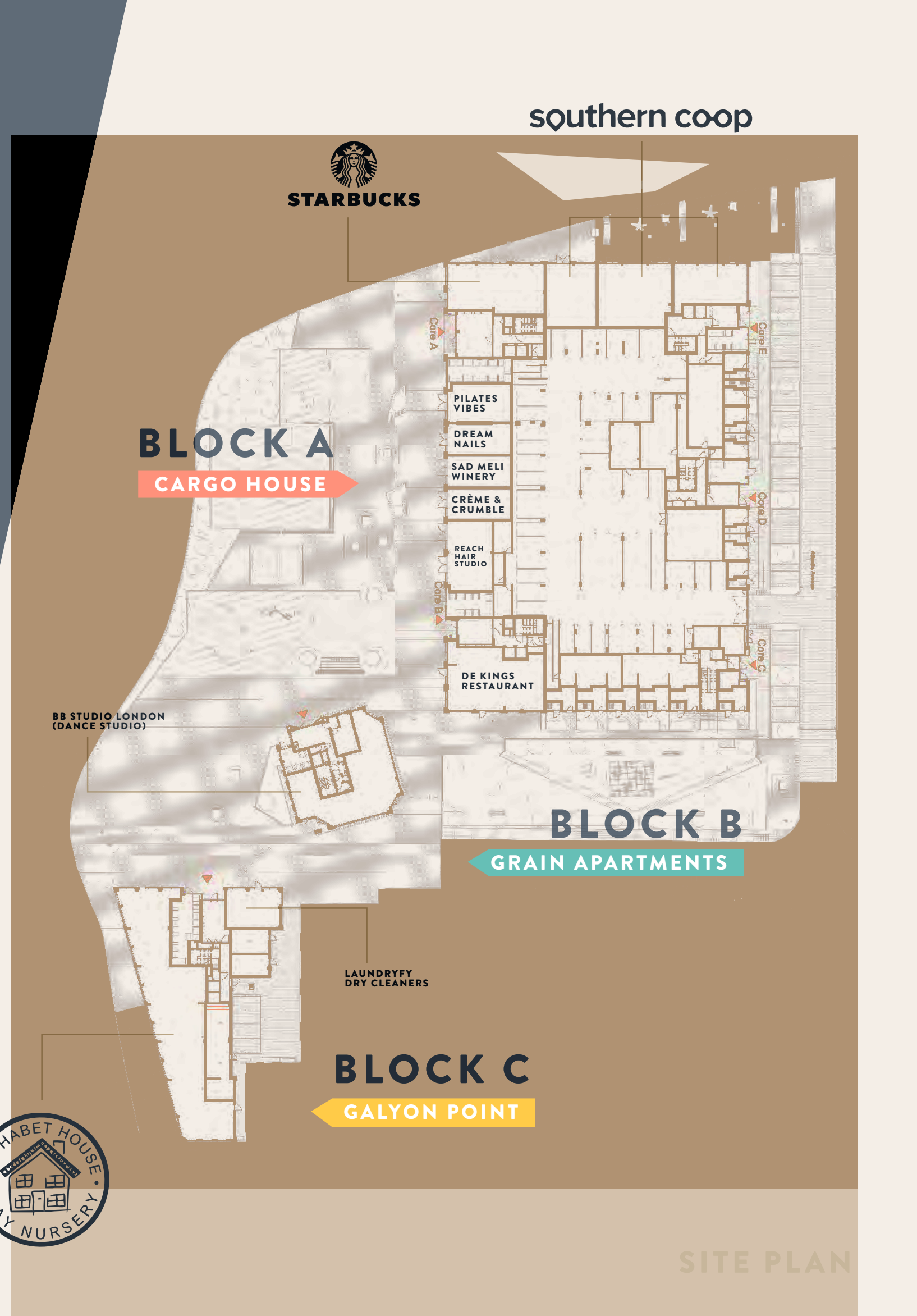


TENANCY & ACCOMMODATION

The property is let in accordance with the table below:

UNIT	TENANT	TRADING NAME	LETTING STATUS	TOTAL AREA (SQ FT)	LEASE START	TERM (YEARS)	LEASE EXPIRY	RENT REVIEW FREQUENCY	RENT REVIEW BASIS	NEXT RENT REVIEW	BREAK DATE	TERM CERTAIN (YEARS)	WALUT (TO BREAK)	CURRENT GROSS RENT (£ PA)	RENT (£ PSF)	% OF INCOME	COMMENTS
Block A A-C-01	Mimilake Ltd	De Kings Restaurant	Let & Fitting Out Opening: Nov-25	1,737	12/08/2025	15	12/08/2040	5 yearly	RPI (1%-5%)	12/08/2030	12/08/2035	10.0	0.99	£26,085	£15.01	10%	Rent Deposit: £13,042.50
Block A A-C-02	Reach Hair Studio Ltd	Reach Hair Studio	Let & Fitting Out Opening: Aug-25	954	30/01/2025	25	29/01/2050	5 yearly	RPI (1%-5%)	30/01/2030	No break	24.5	1.51	£16,218	£17.01	6%	Rent Deposit: £8,109
Block A A-C-03	Crème & Crumble LLP	Crème & Crumble	Let & Trading	593	13/12/2024	10	12/12/2034	5 yearly	RPI (1%-5%)	13/12/2029	No break	9.3	0.36	£10,081	£17.00	4%	Rent Deposit: £5,040.50
Block A A-C-04	Sad Meli Gallions Ltd	Sad Meli Winery	Let & Trading	593	22/11/2023	15	21/11/2038	5 yearly	RPI (1%-5%)	22/11/2028	22/11/2033	8.3	0.30	£9,490	£16.00	4%	Rent Deposit: £4,744.77
Block A A-C-05	Bow Locks Ltd	Dream Nails	Let & Trading	577	21/04/2023	15	20/04/2038	5 yearly	OMV	21/04/2028	21/04/2033	7.7	0.29	£9,809	£17.00	4%	Rent Deposit: £2,452
Block A A-C-06	Pilates Vibes Ltd	Pilates Vibes	Let & Trading	722	15/11/2023	10	14/11/2033	5 yearly	RPI (1%-5%)	15/11/2028	No break	8.3	0.38	£12,274	£16.99	5%	Rent Deposit: £6,137
Block A A-C-07	AM Coffee Retail Ltd	Starbucks	Let & Trading	1,435	22/08/2024	15	21/08/2039	5 yearly	RPI (1%-3%)	22/08/2029	22/08/2032	7.0	0.84	£31,567	£22.00	12%	Rent Deposit: £7,891.75
Block A A-C-08 A-C-09 A-C-10	Jay Retail Ltd	Southern Co-op	Let & Fitting Out Opening: Aug-25	3,285	05/11/2024	15	04/11/2039	5 yearly	RPI (No Cap & No Collar)	05/11/2029	No break	14.2	3.22	£59,500	£18.11	23%	Rent Deposit: £14,875
Block B B-C-01	BB Studio London Ltd	BB Studio London (Dance Studio)	Let & Fitting Out Opening: Sept-25	1,592	14/04/2025	10	13/04/2035	5 yearly	RPI (1%-5%)	14/04/2030	No break	9.7	0.99	£27,079	£17.01	10%	Rent Deposit: £7,500
Block C C-C-01	The Alphabet House Nursery Schools Ltd	Alphabet House Nursery	Let & Trading	3,789	11/01/2024	20	10/01/2044	5 yearly	RPI (1%-3%)	11/01/2029	No break	18.4	3.50	£50,000	£13.20	19%	Rent Deposit: £12,500 Stepped Rent: £50k (from 11 July 2025) £52.5k (from 11 July 2026) £55k (from 11 July 2027)
Block C C-C-02	Flydry Cleaning Services Ltd	Laundryfy Dry Cleaners	Let & Trading	629	05/06/2023	20	04/06/2043	5 yearly	RPI (No Cap & Collar)	05/06/2028	No break	17.8	0.77	£11,322	£18.01	4%	Rent Deposit: £2,830
TOTAL				15,906									13.14	£263,425	£16.56	100%	

The upper floors do not form part of the Sale but contain contemporary apartments sold previously via private treaty.



TOP 3 TENANTS

CO-OP, ALPHABET HOUSE NURSERY AND STARBUCKS EQUATE TO 54% OF THE TOTAL INCOME.



STARBUCKS

12%
OF INCOME

AM Coffee Retail Ltd are a recognised Starbucks Coffee franchisee with profits of £1.85m in 2024, an increase of 11.5% from 2023.

southern coop

23%
OF INCOME

Jay Retail Ltd trade from 28 properties, predominately in the South of England, under the brands of Co-op, Welcome (in Partnership with Southern Co-op), Budgens and Simply Fresh.



19%
OF INCOME

Alphabet House Nursery Schools Ltd has grown since inception from the founding setting based in Stratford to now having 7 thriving nursery schools across London.





BLOCK A SAD MELI WINERY



GALLIONS
PLACE

ROYAL ALBERT WHARF, E16



BLOCK A PILATES VIBES



BLOCK C LAUNDRYFRY



BLOCK A DREAM NAILS

DEVELOPERS

Vistry Group

Countryside Partnerships is part of Vistry Group PLC which also includes Vistry Housebuilding, and housing brands Bovis Homes, Linden Homes and Countryside Homes.

In partnership with housing associations, public bodies, landowners and institutional private rental operators, Countryside Partnerships delivers multiple tenures, including affordable homes, build to rent homes and homes for private sale. The company maintains a strong focus on place-making, designing places people love to create long-term sustainable communities across the UK, including some of the country's most complex regeneration and master planned sites.

The Group has been awarded the 5 Star Rating by the Home Builders Federation following the latest home building industry's Customer Satisfaction Survey.

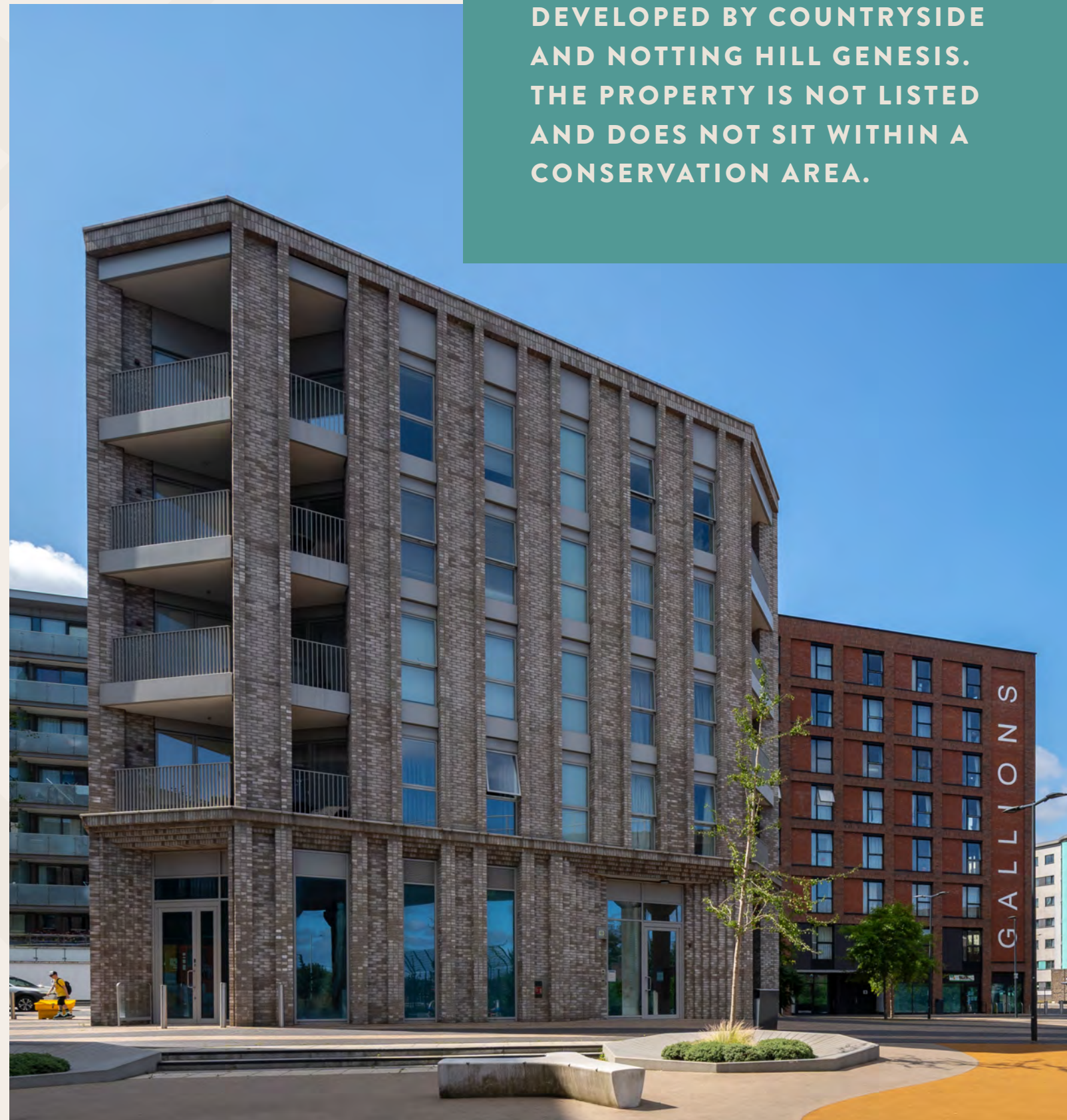


Notting Hill Genesis is a housing association formed in April 2018 by the merger of Notting Hill Housing and Genesis Housing Association. Notting Hill Genesis' primary purpose is to work in the community to provide decent and affordable homes for lower-income households.

It is one of the largest housing associations in South East England. It owns around 55,000 properties in London and a further 9,000 in the home counties and East Anglia, housing about 170,000 people.

PLANNING

THE PROPERTY IS LOCATED WITHIN THE LONDON BOROUGH OF NEWHAM AND WAS DEVELOPED BY COUNTRYSIDE AND NOTTING HILL GENESIS. THE PROPERTY IS NOT LISTED AND DOES NOT SIT WITHIN A CONSERVATION AREA.



EPC

Available upon request.

VAT

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

AML

The successful purchaser will be required to fulfil anti-money laundering requirements in accordance with the Money Laundering Regulations.

PROPOSAL

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CONTACT

FOR FURTHER INFORMATION OR TO
ARRANGE AN INSPECTION, PLEASE CONTACT:

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**green
&partners**

Misrepresentations Act:

The agents for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of The agents or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The agents cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The agents (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of The agents, its employees or servants, The agents will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently. AUGUST 2025

