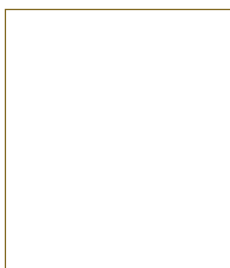
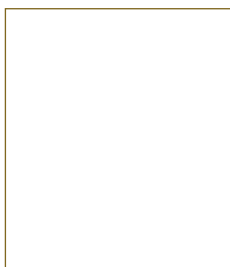
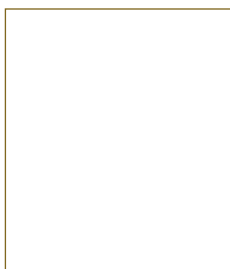


case study:
stock
selection



a new wave
in property
investment



WILKY

FUND MANAGEMENT LTD

260% capital growth, 93% rent increase
London, W1



Charlotte Street in London W1 is recognised as a popular location for bars and restaurants. This property comprises a basement with commercial kitchen, function room and bar, a ground floor restaurant/bar seating 80 – 100, and another bar area on the first floor mezzanine. Offices and staff accommodation are on the second and third floors.

Originally let for 35 years from September 1995 to Regent Inns Plc, it was later assigned to Jamie's Bars Ltd (part of The Food and Drink Group Plc).

The December 2007 valuation of £2,985,000 shows capital growth of 260% since it was acquired in 1995.

The initial rent has been increased via successive 5 yearly rent reviews and since 2005 has stood at £173,500pa – a 93% increase since acquisition.

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