



# The Hellenic College London

## ASK-RE SERVICE DELIVERED

*ask-re* advised The Trustees of The Hellenic College London during the assignment of their lease to Knightsbridge Place Ltd, who proposed to continue to use the property as a school. The existing planning permission, dating back to 1981 was personal to the Trustees of The Hellenic College and did not enure with succession in title. The sale of the lease for £1.65m along with the transfer of dilapidations liability after more than 25 years of occupation was agreed, subject to planning.

## ISSUE/SOLUTION/BENEFITS

Within a timescale of 8 weeks and following extensive negotiations with the Local Authority, an open planning permission was secured for the use of the premises as a school. The deal completed; The Trustees of the Hellenic College received £1.65m for the lease and were relieved of their dilapidations liability, whilst Knightsbridge Place Ltd acquired an interest in a property with a more flexible planning permission, allowing them or any organisation to use the property as a school in the future.

Photo: 67 Pont Street & 11 Lennox Gardens, Kensington; formerly The Hellenic College of London, now Knightsbridge Place School

## ASK-RE

*ask-re* is one of the UK's leading property consultancies. For more than 15 years we have provided business-driven real estate consultancy and service delivery to a range of clients throughout the UK providing national reach, transferable skills and local delivery.

Our unique approach combines strategic property and business knowledge, all designed to add value or reduce the cost of commercial property occupation and ownership. As such, our client facing team is made up of a blend of property and business specialists all focused on delivering excellence through creative and effective advice, underpinned by the utmost integrity and the strongest professional relationships.

## CRES

Corporate real estate services (cres) is a special skill set for corporate occupiers of commercial properties. We match our skill sets to occupier issues and needs, producing bespoke solutions driven purely by individual needs and limited only by what the property tenure and market conditions allow us to achieve.

Our skills are particularly valuable and relevant during periods of change whether downsizing or growing, whether disposing or acquiring, whether refinancing or releasing embedded assets. In addition to these more generalised scenarios, we offer specialist advice in matters such as capital allowances, lease restructuring and corporate finance either directly or with partners.

## OUR SERVICES

- Enable
- Corporate Real Estate Services
- Investment
- Investment Asset Management
- Business Space Leasing
- Rent Reviews, Lease Renewals & Valuations
- Business Rates
- Planning and Development
- Building Consultancy
- Smartspace ([www.smartspace-uk.com](http://www.smartspace-uk.com))
- Globe/Reactive ([www.globefacilities.co.uk](http://www.globefacilities.co.uk))
- aedis ([www.aedis-uk.com](http://www.aedis-uk.com))

## CONTACT

Rick Hawkins  
RHawkins@ask-re.co.uk

T 020 7616 0100  
F 020 7616 0101  
2 Gees Court  
London W1U 1JA