

Frogmore buys Notting Hill Gate Estate for £215m

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Frogmore has acquired the Notting Hill Gate Estate for £215m from The Pears Group and LaSalle Investment Management.



Source: [R/DV/RS](#)

The fund manager has acquired the estate at a yield of 3.22%, on behalf of its latest fund, Frogmore Real Estate Partners III (FREP III). It fought off competition from Grosvenor Fund Management in joint venture with PSP Investments and Long Harbour.

The estate, which was developed by Land Securities in the 1960s, totals about 171,000 sq ft of retail, office and residential accommodation and is arranged across four blocks.

Frogmore said the estate was currently let off low rents with more than 80% of the total income currently derived from retail occupiers. It plans to reposition and refocus the offer.

Patrick Smith, director of acquisitions at Frogmore, said: "The central London retail sector is witnessing increased occupier demand on the back of greater consumer confidence and very low vacancy rates. It was clear from the outset that the estate has great potential for Frogmore to reposition the assets and drive value from all income streams."

Jonathan Rose, managing director of the Pears Group, which has held the asset since 2010, added: "We have implemented our five-year business plan and wish Frogmore and its team every success with this first class asset."

It is the fourth acquisition for FREP III.

Frogmore was advised by CWM and Everton Phillips, whilst The Pears Group and LIM were advised by Savills.

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