THE DEAREST RENTS

ONE ROOM IN OLD LONDON COSTS OVER $10,000 A YEAR.

Although They Are Not the Highest on Earth, They Are Increasing on System Which Lowers Owner's Share—Shops and Basements in Bond Street Produce Greater Rents Than Those on Any Other Thoroughfare.

A generation ago London was one of the lowest rented of the great capitals of the world. To-day it is, in parts at least, one of the highest.

In thirty years the total ratable value of London has more than doubled. After deducting the increase caused by growth of population and spread of new buildings, there has been a rise of 40 per cent. This increase has been by no means uniform. Some parts have degenerated. For instance, there are flats in Victoria street which some time ago fetched £300 a year, and now can be had for £200. The outer circle of inner London has sunk at a rapid rate, but there are parts, especially around the busier thoroughfares in the city, that have trebled in value in little more than a decade. Large sections of slum property in East London have doubled their returns in four years.

The district around Cornhill is now the most highly rented spot on earth. Not long since one room near the Royal Exchange let for between £2,000 and £3,000 a year. Within the past few weeks a house agent advertised certain properties in Throgmorton street to let. For seven telephone boxes on the ground floor £250 a year of rent was asked for each. For a suite of three rooms on the mezzanine floor £1,000 a year was asked. Six rooms on the first floor were offered at £2,000 a year.

For shops Bond street is the dearest thoroughfare in the world. Broadway in New York comes next, and a limited radius near the Place de l'Opera in Paris ranks third. A small shop in Bond street fetches readily from £750 to £1,300 a year. This includes the shop and basement, but not, of course, the remainder of the house. The shops in Regent street cost even more, but then they are larger, thus making the rent per square foot work out less.

In Cockspur street values have gone up 50 per cent. in a very short time, and acute agents now regard it as one of the best selling situations in London. Business premises there fetch from £600 to £4,000 a year. The demand for property round the Trafalgar Square district is exceedingly keen. Recently an agent for certain coronation business wanted one office in the neighborhood of St. James' for which he offered £300. He could not obtain it.

The rise of values in London was very plainly shown in some of the compensation cases that arose through the new Holborn Strand street improvement scheme. Thus in Holywell street valuers declared that shops rented at £100 a year on lease were now worth quite £250 a year. A rent had been paid for a house in the Strand at £175 a year. It was arranged that the new lease was to be at the rate of £375 a year. For premises on the other side of the street, almost opposite, the ejected person had been asked payment of £5,000, and a rental of £900. Another house let on lease at £175 a year, and was partly sublet as follows: Shops, £185; rooms, £407.

In nearly all London buildings rent is not an inclusive item. The tenant has to pay his own rates and taxes, and to provide for his own cleaning, lighting, and heating. In some newer buildings, however, the American plan is being adopted. Thus in the Birkbeck Bank Chambers, the enormous pile facing Holborn and running toward Fleet street, the one rent charged includes rates, taxes, and office cleaning. Newer buildings will go even beyond this. In the proposed skyscraper in the Strand, at the bottom of the new central London avenue, rents are to include, as they do in America, heating, lighting, cleaning, rates, and taxes. In short, the one charge will cover everything.

In estimating rents, London owners make considerable reductions for top floors. The higher you go, the less you pay, even though there is a lift. Thus in one building a set of 13 rooms on the first floor realizes £1,200 a year. A set of two rooms on the sixth floor is let for £38.

The family solicitor who wishes a nice suite of rooms near Lincoln's Inn Fields may count himself fortunate if he gets them for £300 a year. Reasonably rented offices can often be obtained off Queen Victoria street, a set of two going sometimes for £60 and £70. There are nearly always odd rooms, which have some drawbacks, such as a dark outlook, or a tiring approach, to be had at a low rental.

Turning from business premises to private houses, the increase in rent takes a somewhat different form. The people who are highest rented in proportion to their incomes are undoubtedly the slum dwellers around Spitalfields. There you can find people earning 14 shillings a week who pay 6 shillings of that for the rent of one room. We find there that the worse the house the more in proportion the rent. Thus a respectable family with a little furniture can get two or three rooms for a rent working out from 3s. 6d. to 5s. a room. The man on the verge of destitution, with no furniture, has difficulty in finding a room at 6d.
finding a room at 6s.

From Spitalfields to Mayfair is a great jump. Mayfair to-day shows in some parts a great rise, and in other parts rather a decrease in value. It is difficult to state the rent here in yearly figures, because, as a general rule, the occupiers buy up the leases, pay so many thousand guineas for the lease, an annual ground rent, usually of from £150 to £300 a year, and have certain expenses in repairing their property to meet. A nice house in Belgravia, can be had for 6,000 guineas, and a ground rent of £150 a year. Many, however, will run very much higher than this. Thus, for 30 years' lease of a house in Great Cumberland Place 7,500 guineas are asked, and a ground rent of £150 a year. There is now being offered a delightful mansion in Kensington, on a 42 years' lease, for 27,500 guineas, and a ground rent approaching £200 a year. But even in Kensington and Mayfair there are side streets, unfashionable, where you can obtain a whole house for £60 or £80 a year.

To bring the cost of rent home to the individual let us suppose that he wants to take a house somewhere in the four-mile radius. On its circumference he can be accommodated with a charming little residence of the bijou order for from £35 to £75 a year. If this is too far out, a mile nearer Charing Cross will add about 100 per cent. to his house agent's bill, a family house in the neighborhood of Chelsea and the further end of South Kensington being obtainable for from £70 upward. Supposing he remains here for a few years and prospers, he will want to migrate to a more select street. Probably such a desirable milieu may be found in one or other or both of the streets between which his present one lies. It will have the name of Something Gardens as likely as not, and for the privilege of moving from the one place to the other he will be able to add the satisfaction of paying a rent which will run from £130 to £200.

If the genteel atmosphere prompts longings for further experiments, he may move another mile nearer Piccadilly on trial. In the neighborhood of Brompton and Knightsbridge many excellent and elegant people will be delighted to allow him the temporary use of their homes for such nominal sums as from £300 a year up to £600. If he approves of the experiment he will be able to save at least half this amount by taking a similar house for himself. Ambition now having a free rein, his next move will be to one of the squares where horses stand before the doors in pairs. Six hundred pounds a year would be a reasonable sum to exchange for this dignity, and as better houses fall vacant this could be increased until one of the grand houses permits the transfer of anything betwe?n £1,000 and £1,500. In the latter case the actual rent might not exceed £50 or £75 a year, the difference being paid as a premium. There are causes for the heavy amount of such rents, the chief of these being the competition for the houses, and the middlemen through whom the transactions have to be made. A dealer often rents a sure house from the agents, and he is not modest in the matter of profit that he requires.

Improved houses in the best Bloomsbury squares which fetched £150 a few years back now fetch £250.

THEY LIKE BLUE CLOTH.

Interesting Experiments as to the Colors That Attract Mosquitoes — Khaki-Colored Garment Wearers Safest From These Malaria Pests.

Dr. Nuttall and Mr. A. E. Shipley, in their researches on the structure and biology of the Anopheles maculipennis, the commonest British mosquito and one known to convey malaria, have observed some interesting facts on the preference shown by the species for different colors and for different shades of color. The following account is taken from The Times:

The experiments were conducted as follows: In a spacious photographic studio a large muslin tent was set up with one end against the glass window through which the sunlight poured. At the bottom of the tent were some large pans for the anopheles to breed in, and these were from time to time renewed. The mosquitoes were fed on bananas, which, it may be noted, must be kept fairly fresh, otherwise dates or figs are preferable. On one side of the tent seventeen boxes without lids were piled one upon the other, the order being changed each day so as to eliminate any preference due to position or exposure to light. Each box was lined with a cloth having a slightly rough surface, not a shiny or smooth one, to which a mosquito could easily cling. The experiment consisted in counting the number of mosquitoes found in each box on seventeen different days. The results obtained are striking. During the seventeen days on which the count was made 108 mosquitoes were found in the navy blue box, 90 in the dark red box, 81 in a reddish brown box, 59 in the scarlet box, 49 in the black box. There was at this point a sharp drop to 31 in a slate grey box and 24 in an olive green box. Violet, leaf green, and full blue boxes had respectively 18, 17, and 14. Pear grey had nine, pale green four, light blue three, ochre and white two each, orange one, and pale yellow, about the color of khaki, none at all.

It is thus evident that color has a marked power of attracting this species of mosquito and that the color which is by far the most attractive is navy blue. In both services and equally among civilians this is a very common, perhaps the commonest, color for male attire. The experiments just quoted show that it is at least equally popular with malaria-carrying mosquitoes. Light colors were avoided, especially those with a tinge of yellow. Khaki-colored garments would seem to have other advantages besides that of invisibility on a light soil.

The results of these observations, conducted on one species and in the midst of an English university town, must not too rashly be thought to hold good of other species living in the open; but there is a certain amount of evidence that points in the same way. It has been noticed in Indian hospitals that anopheles hides on black coats and avoids white ones, so that the men who catch them take care to hang up a dark coat or two in the wards when they wish to collect the insects. The Frenchman, Joly, noticed in Madagascar that the mosquitoes were attracted by a black soil more than by a red or light one, and that persons wearing black shoes and socks were more often bitten than those who wore light or white coverings for their feet. While a black dog was severely bitten, its companion, who was yellow, almost entirely escaped, thus the "yaller dog" of Western fiction has some advantages in this world.

Other observations not only point to a modification of dress in malarious districts, but they indicate that much may be done to render dwelling houses and temporary shelters less hab,table to the insects. J. Cropper has put on record how attractive the dark blue lining of the tent he used in Palestine was to anopheles and to other culicidae and Austen has noted that if the walls of a room be whitewashed, with a dark dado, the insects are invariably found on the dado, and not on the light surface. This points to doing away with dados and using only whitewash.

The King a Golfer.

King Edward VII. is the first British monarch to play golf since the days of James II.

CANADIAN PACIFIC Ry.

ATLANTIC DIVISION

ALL RAIL LINE To Boston, etc. | THE SHORT LINE To Montreal.

IMPERIAL LIMITED ROUTE

TO THE PACIFIC COAST.

ARRANGEMENT OF TRAINS

In Effect Oct. 18th, 1901

LEAVE FREDERICTON

EASTERN STANDARD TIME

6.00 a m—Express for St John, St Stephen, St. Andrews, Houlton, Woodstock, and points north; Bangor, Portland and Boston. Parlor car Fredericton Junction to Boston

7.50 a m—Mixed for Woodstock, Presque Isle, Edmundston and points north via Gibson Branch. Leaves St. Marys 8.25 a. m.

9.20 a m—Accommodation for Fredericton Junction, connecting with Express for St John and points east, and Accommodation for McAdam Junction.

4.00 p m—Accommodation for Fredericton Junction, connecting with Short Line Express for Montreal, Ottawa, Toronto, and with the Imperial Limited from Montreal for the west, Northwest and Pacific Coast, also with Pullman express for Bangor, Portland, Boston, etc, St Stephen, St Andrews, Houlton, and Woodstock. Palace sleeper Fredericton Junction to Montreal and Levis, P Q. Pullman sleeper Fredericton Junction to Boston.

7.45 p m—Express for St. John and points east, and mixed train for McAdam Junction.

ARRIVE AT FREDERICTON

8.50 a m—From St. John

11.50 a m—From Boston, Montreal, St Stephen, St Andrews, Woodstock and Houlton, etc

7.55 p m—Mixed from Woodstock and points north via Gibson Branch. Arrives at St Marys 7.34 p m

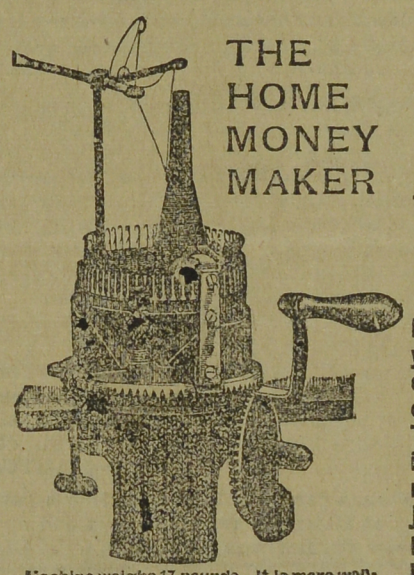
6.45 p m—From St. John and east

9.45 p m—From Boston, Portland, Bangor, St Stephen, St Andrews, Woodstock, Houlton, St John, etc

All above trains run week days only.

C. B. FOSTER,
DPA C PR. St John, N B

More Home Knitters Wanted



THE HOME MONEY MAKER

Machine weighs 17 pounds. It is more wonderful than a sewing machine, just as durable, and higher speed.

To Work at Their Homes Under the Direction of

The GLASGOW WOOLLEN CO.

37 MELINDA ST., TORONTO,

To Fill Large Contracts—Good Wages Easily Earned.

A Pair in 30 Minutes

We want a few more workers in this locality, at once, and in order to secure your co-operation without the delay of correspondence, we herewith explain our full plan in this advertisement. The work is simple, and the Machine is easily operated, and with the Guide, requires no teacher. If you wish to join our staff of Workers let us hear from you promptly with the Contract, order form, and remittance, as a guarantee, and we will send machine and outfit to begin work at once.

OUR METHOD OF DOING BUSINESS

We wish to secure the services of families to do knitting for us in their homes. Our method is the same as adopted in England. We are the introducers of this plan and the largest knitting concern in Canada.

After long experience, we have been able to produce an Automatic Machine by which all kinds of seamless knitting is now done by our Family Machine, thereby enabling anyone of ordinary intelligence to quickly learn to do the work from the Instruction Guide. All we require is that you use the machine according to directions. The Machine being made expressly for this purpose, and the operation so simple, it cannot possibly make a mistake in its work.

The great demand now is for Bicycle Stockings, Woodmen's Socks, and Motormen's Mittens, and as we are unable to supply the demand, have taken this method of advertising for more help.

The large export trade to the North-west Territories, British Columbia, and the British Colonies, furnishes an unlimited demand for our goods, and, with the combined co-operation of the many families we are employing, together with the large amount of knitting we are able to turn out, by which we save rents, insurance, interest on capital, etc., enables us to undersell any manufacturers of this class of goods, and we have sale for all the knitting we can have turned out.

The price we pay for finished bicycle stockings is $10.00 per hundred, or at the rate of 10c per pair; woodmen's socks, 5c, and motormen's mittens, 12c a pair. All other work in proportion to size.

The machine can be operated by any one of a family, and at our prices any energetic family should be able to sustain themselves comfortably, and in time be a source of independent comfort.

Our plan is to send out each machine to beginners with a sock or stocking partially knitted, and remaining in the machine ready to be continued, and also enough yarn to knit one pair of sample socks or stockings and a simple and complete Instruction Guide, showing how the work is to be done. When the samples have been finished and returned to us satisfactory, we send a quantity of yarn, which you knit and return likewise when finished. We prepay charges on all work one way, and our workers pay return charges. The work, as we have stated, is simple and rapidly done, the machine having a capacity of ten thousand stitches a minute. We have many persons now in our employ who can knit from twenty-five to thirty pairs of socks or stockings a day, and where the time of a family is devoted to the work, you can readily see that $15.00 or $20.00 per week can be easily earned.

We furnish our workers all the materials, yarn, etc., free, and everything that is necessary for the work. We are furnishing the machines only for the exclusive use of those desiring to take employment with us, who must, in order to become a member, send us this Contract Order Form, properly signed by them, and at least one good reference, and remittance accordingly, to give us the necessary assurance that the quantities of valuable yarn we may send from time to time will not be wasted or misappropriated. Our interests are mutual, and this confidence must be established if we are to succeed. We guarantee fair dealing and prompt payment for work, so do not ask us to deviate from our terms, as we cannot make a distinction with one and not another; besides, we are doing an extensive business, and must be governed by business principles.

The manufactured price of the machine is $15, and positively will not be sold to any others than those who will agree to do knitting for us.

If at any time after you commence, and have done an amount of work equal to the purchase price, and wish to discontinue, we will take back machine and refund the amount paid for same, after deducting cost of our expense only.

There is a Large Demand by the Trade for this class of work. Our workers can depend upon it year after year, and if you engage with us (whole or spare time) we will keep you supplied with work as long as you do it satisfactorily for us and return it promptly. We entrust our workers with large quantities of valuable yarn, and as we give references as to our honesty and integrity, we must ask you to do the same, in order that we may know with whom we are dealing.

We have, in as brief a manner as possible, endeavored to show you what our work is, and we simply say as to the machine, it is just what we represent it to be, and will positively do everything we claim for it, or refund the money. Each machine, securely packed with an outfit, is set up for work, thoroughly tested, and a sock or stocking partially knitted before boxing and shipping. Should you decide to engage with us, it will be necessary to send us Cash Contract Order Form, properly signed by you, and at least one good reference, together with the remittance, accordingly, upon receipt of which we will forward machine and outfit ready to commence.

Respectfully yours,

GLASGOW WOOLLEN CO., 37 Melinda Street, Toronto.

Our References—Express Companies, Banks, or Toronto Business Houses.

If you wish to examine the machine and see the material before undertaking the work, you can do so by sending $3.00 as a guarantee of good faith, and to defray expense of shipping, and we will send everything to your nearest express company, leaving a balance of twelve dollars to pay the agent and 25 cents for the return charges on the money to us.

We are so frequently and unnecessarily asked if one can learn to knit without a teacher. We say, Yes; it requires no teacher; any person of ordinary intelligence who can read the Instruction Guide can learn to knit at once.

ORDER FORM

$15.00 Cash Contract Order Form.

To the Glasgow Woolen Co., 37 Melinda St., Toronto.

Gentlemen,—I desire to do the work as described in this advertisement, and enclose $15 to pay for one Automatic Knitting Machine, together with material, instructions, and everything necessary for the work, the same to be sent to me by Express, CHARGES PREPAID.

It is understood and agreed that any time after I have done an amount of work equal to the purchase price, $15, and wish to discontinue, that the Glasgow Woolen Co. will take back the machine and outfit, and after deducting their expense, refund me the amount paid for same.

Sender or head of family (if possible) must sign here:

Full name .....

P. O. ..... Street .....

County ..... Prov.....

Nearest Express Office is at .....

For reference I name the following person:

.....

.....

Be sure to use this form when spending your remittance for the machine and outfit, which you must fill in and have signed by at least one good reference in the proper place. Tear off and return to us, and also state here how much time you can devote to the work; also how you wish to be paid, weekly, monthly, or as you send in the work.

.....

.....

Send your remittance by Express, Money Order, Registered Letter, or Post-Office Money Order, and we will promptly forward machine, outfit, and simple guide for doing the work. This is the best offer ever made for the benefit of Canadians who want to work and make money at home.

NO CONNECTION WITH ANY OTHER COMPANY.

BBB B FOR THE BLOOD

BURDOCK BLOOD BITTERS.

THE GREATEST OF SPRING MEDICINES.

BBB B FOR THE BLOOD

In the spring the system is so overloaded with impurities that the organs are unable to properly eliminate the waste matter.

BURDOCK BLOOD BITTERS

is of the the greatest value in cleansing internally, just as soap and water cleanses externally.

It flushes the sewers of the body, awakens the torpid organs and renews activity, pure blood is pumped to all parts of the body, thereby cleansing, purifying and strengthening it.

Don't stay sick, weak, tired and listless this spring.

Take Burdock Blood Bitters and feel bright, healthy and vigorous.

It turns Bad Blood into Rich Red Blood.