

2 St Anne's Court Soho, London, W1F 0AZ



GROUND FLOOR (Class E Use) | 5,654 SQ FT | Stunning restaurant yet could be adapted to unique B1 or A1 space



Location

St Annes court is a pedestrian thoroughfare between Wardour Street and Dean Street. Opposite this premises (formerly Zelman Meats) is the London showroom HQ for Soho is a characterful hub for media and creative companies. This is reflected in Soho's vibrant nature. Made popular by the eclectic mix of bars, restaurants and theatres as well as distinctive establishments, such as The Soho Townhouse, the Groucho Club, Barrafina, Quo Vadis etc. Tottenham Court Road (Northern and Central Lines), Leicester Square (Northern and Piccadilly lines) and Piccadilly Circus (Bakerloo and Piccadilly lines) underground stations are each within walking distance too.

Description

A stunning premises complete with concrete floors, exposed brickwork, stripped exposed ceilings, a very sophisticated AC system (with full fresh air provision) plus great frontage/branding. With a 74 ft frontage onto St Annes Court, plus being on a busy pedestrianized section between two of the busiest streets in Soho, namely Wardour Street and Dean Street, this self-contained ground floor offers unique space. Formerly trading as Zelman Meats it is now vacant. However, there is an extensive fit out in situ, with full working kitchen and bar, cold rooms and WC's. The fit out can be removed and the result would be an urban, open plan warehouse style office or retail concept/store.

Jason Hanley, Partner

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Floor Areas

Floor	sq ft	sq m
Ground Floor	5,654	525
TOTAL (approx.)	5,654	525

*Measurement in terms of NIA

Soho

Soho is now the creative hub of London's booming media industry and has the densest concentration of restaurants, cafés, clubs and bars in central London and truly represents the vibrant, bustling heart of this amazing city.

Soho is a location roughly bounded by Oxford Street to the north, Charing Cross Road to the east, Leicester Square to the south and Regent Street to the west. London's media industry thrives here with multiple advertising agencies, television and radio studios choosing Soho as their base of operations.

Olivia Stapleton, Agency Surveyor

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Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract January 2022

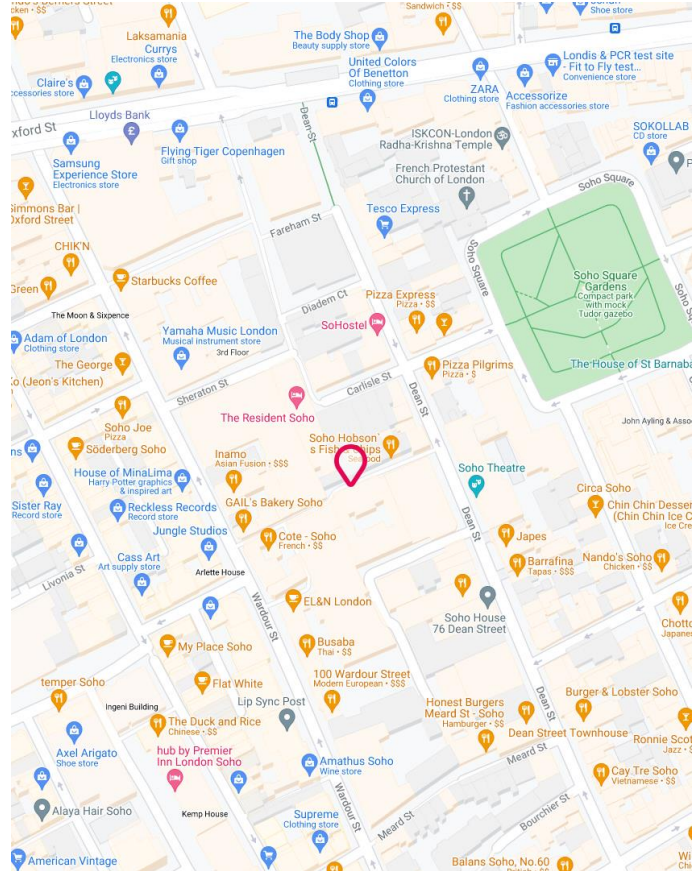
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📍 4 Golden Square London W1F 9HT

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GROUND FLOOR TO LET (Class E Use) | 5,654 sq ft



Terms

Tenure:	Leasehold
Lease:	A new lease direct from the Landlord
Rent:	£350,000 pax (£61.90 per sq ft)
Rates:	Estimated at £31.94 psf (2022/23)
Service Charge:	Estimated as £5 psf (2022)
EPC Rating:	C

Amenities

- Presently benefits from full restaurant fit out yet preference for nonfood use i.e. offices or retail store
- Rear Access/Loading/Car Parking/Bike spaces/Showers
- High exposed ceilings
- Excellent AC system with fresh air recirculation
- Concrete floors
- 74 foot frontage
- Will consider alternative use to that existing (restaurant) particularly office, gym or retail use (Class E).

Jason Hanley, Partner

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