

Two West End
Late Night Leisure/
F&B Opportunities

127 CHARING CROSS ROAD
LONDON

In the heart of the West End

Charing Cross Road runs north to south bisecting Soho and Covent Garden. At one end it meets Trafalgar Square and the other merges into Tottenham Court Road at the junction with Oxford Street, one of the busiest crossroads in London's West End.

127 Charing Cross Road sits on a valuable corner on the Soho side of the street, just across from Denmark Street, in an area of cultural and historic significance to London's music scene. The advent of Cross Rail has catalysed significant redevelopment in the neighbourhood over the past ten years with major projects springing up around Soho Square and Charing Cross Road.

In addition to Tottenham Court Road's new Crossrail extension, new buildings include the Soho Place Theatre, Ilona Rose House, One Soho Place, The Arcade Foodhall at Centrepoint and the extraordinary Outernet immersive entertainment district.

London's West End continues to be one of the most visited locations in the world and 127 Charing Cross Road is at the heart of it.



Local Area

RETAIL/LEISURE:

- 1 @Sohoplacetheatre
- 2 ARKET
- 3 Blank Street Coffee
- 4 Boom Battle Bar
- 5 COS
- 6 The Craft Beer Co.
- 7 Flight Club
- 8 Gails Bakery
- 9 Ganni
- 10 Kaffeine
- 11 Levi's
- 12 Lululemon
- 13 Mr Fogg's Gin Club
- 14 Reiss
- 15 Ronnie Scott's
- 16 Royal Opera House
- 17 Soho Square
- 18 Uniqlo
- 19 Urban Outfitters

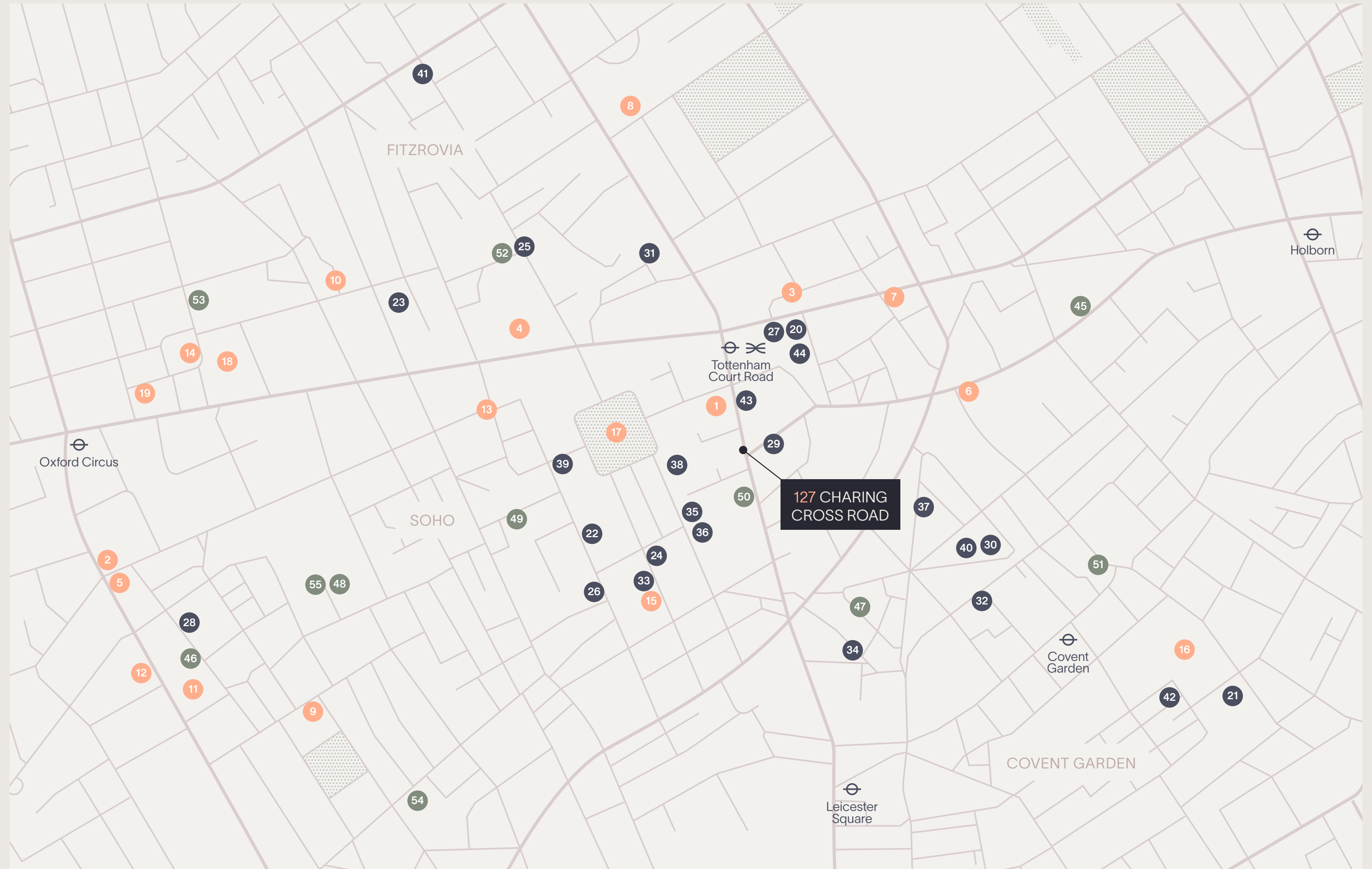
RESTAURANTS:

- 20 Arcade Food Hall
- 21 Balthazar
- 22 Barrafinadean Street
- 23 Berners Tavern
- 24 Chotto Matte
- 25 Circolo Popolare
- 26 Dean Street Townhouse
- 27 Din Tai Fung

- 28 Dishoom
- 29 Flat Iron
- 30 Flesh & Buns
- 31 Hakkasan
- 32 Hawksmoor
- 33 Hoppers
- 34 The Ivy
- 35 Kapara
- 36 Milk Beach
- 37 Monmouth Coffee Company
- 38 Noble Rot
- 39 Pizza Pilgrims
- 40 Seven Dials Market
- 41 Six by Nico
- 42 Sushi Samba
- 43 Tattu London
- 44 Vapiano

WELLNESS & GYMS:

- 45 1Rebel Holborn
- 46 Barry's SOHO
- 47 Digma Fitness Covent Garden
- 48 F45 Training
- 49 Fitness Lab
- 50 Jools Newsome Performance
- 51 Nuffield Gym
- 52 Rathbone Boxing Club
- 53 Rowbots Fitzrovia
- 54 Third Space Soho
- 55 Topnotch Gyms Soho



Late night entertainment/F&B Unit 2

ACCESS:

Unit 2 is accessed via a dedicated entrance on Goslett Yard.

GROUND:

432 sq m / 4,650 sq ft

FLOOR TO CEILING HEIGHT:

3.08m from underside beam

PLANNING & LICENCING:

The premises benefit from an effective sui generis nightclub use though other uses including restaurant will be considered subject to planning.

The current premises licence permits 4.30am closing Monday - Sunday and alcohol sales until 3am. The licenced capacity is 300 people.



Late night entertainment/F&B Unit 3

ACCESS:

Unit 3 is accessed via a dedicated entrance just off Manette Street

GROUND:

25 sq m / 271 sq ft

BASEMENT:

375 sq m / 4,033 sq ft

FLOOR TO CEILING HEIGHT:

2.75m from underside of beam

PLANNING & LICENCING:

The premises benefit from an effective sui generis nightclub use though other uses including restaurant will be considered subject to planning.

The current premises licence permits 6am closing Thursday - Saturday and alcohol sales until 4am. 3.30am closing Monday - Wednesday. The licenced capacity is 300 people.



Timing

The units are available to occupy from Q3 2024.

Handover Specification

Both Units 2 and 3 are to be let in shell and core condition ready for the tenants fit out with shopfronts and staircases installed by the landlord and services capped off and metered separately within the units. Kitchen extraction can be accommodated.

Larger Unit

Units 2 and 3 can be combined to create a single ground and basement unit of nearly 9,000 sq ft with a combined licenced capacity of 600 people.

Terms

New leases for a term of 15 years outside the LL&T act are available.

Rent on application

Contact us



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