



21 Poland Street, Soho, London W1F 8QG

Location

Poland Street runs South from Oxford Street and forms part of Soho’s vibrant F&B and nightlife circuit. The area is internationally renowned and is busy 24/7 with Londoners, tourists, shoppers and office workers. The premises are close to TCR CrossRail, Oxford Circus and Picadilly Circus. Nearby operators include The Ivy, Bubala, Tamila, Firebird, Bocconcino, Yauatcha and numerous corporate & international brands.

For an understanding of the location: [Google Street View](#)

Description

The premises are part of an attractive building with a significant shopfront & multiple opening doors. The ground floor provides a large trading space with a long bar. Additional trading area can be found at basement along with WCs, kitchen with extraction and stores. We understand the gross internal area to be:

Ground Floor	139 sq m	1,492 sq ft
Basement	186 sq m	2,008 sq ft
Total	325 sq m	3,500 sq ft

Terms

A new lease for a 15 year term contracted outside the L&T Act 1954.

Rent

Offers in excess of £250,000 per annum exclusive are being sought.

Fixtures Fittings & Equipment

The fixtures & fittings on site are in the landlords possession and will be passed on to the incoming tenant. There is no information given on the equipment and the M&E on site; the former tenant has relinquished ownership of these items and the landlord will not provide any warranty, manuals or further information on these items.

Planning / Licencing

The premises holds permission allowing bar use / Suis Generis planning. The premises licence permits the sale of alcohol as follows:

Monday to Thursday	10:00am to 23:30pm
Friday and Saturday	10:00am to 00:00am
Sunday	12:00pm to 22:30pm

Business Rates

The premises has an estimated rateable value of £164,000 from 1 April 2026.

Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffey Lyons: dcl.co.uk

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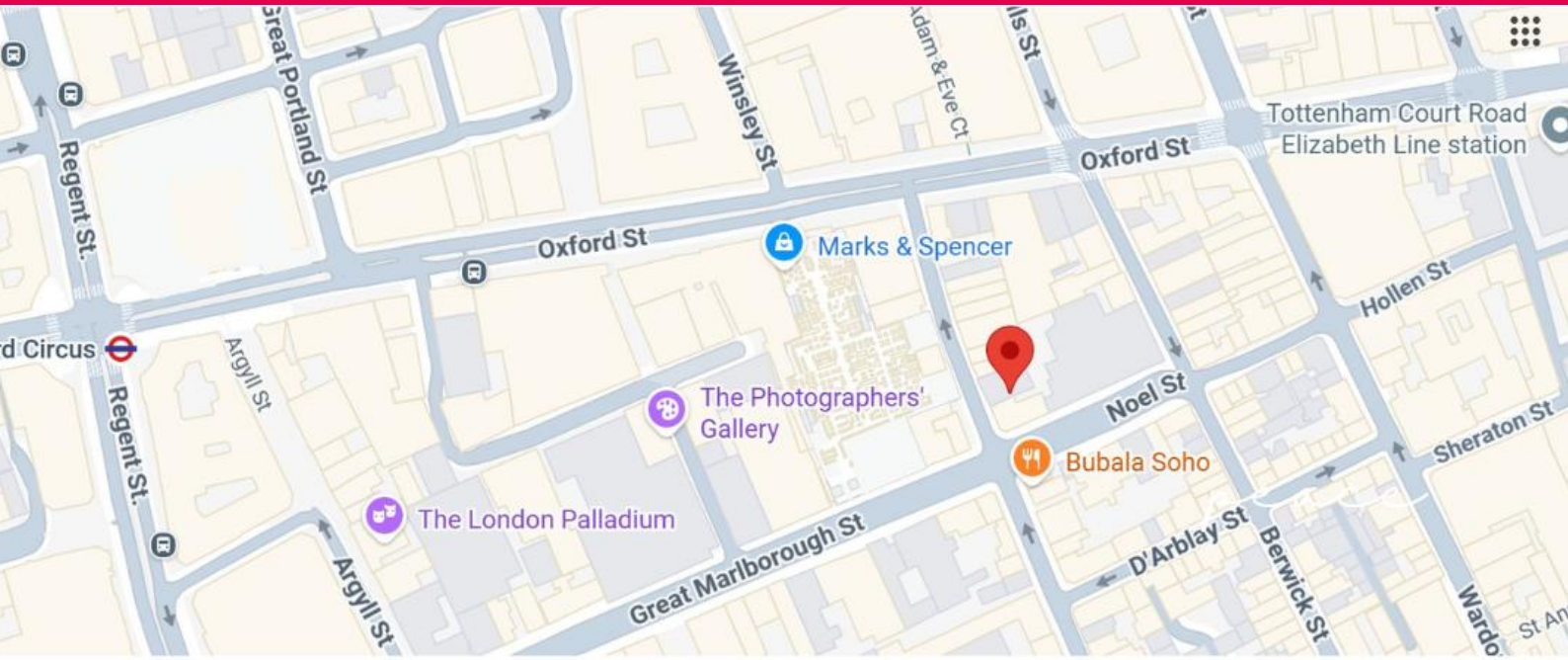
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FITTED HOSPITALITY OPPORTUNITY – NEW LEASE

3,500 SQ FT & MIDNIGHT BAR LICENCE - SOHO, W1



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