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DEAN  
STREET

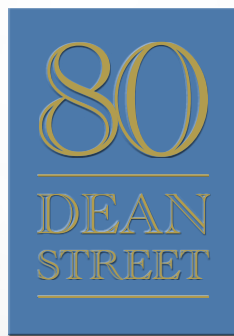
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IMPOSING FREEHOLD PERIOD BUILDING  
PARTIALLY LET MIXED USE | HEART OF SOHO









## Executive Summary

- Freehold
- Partially let mixed use building
- A beautiful and prominent corner building located in the most eclectic part of the most exciting capital in the world.
- The property benefits from excellent transport links being in close proximity to **Leicester Square**, **Piccadilly Circus** and **Oxford Circus** underground stations. It is just a short walk from **Tottenham Court Road** station, which currently undergoes a spectacular transformation alongside the completion of the **Crossrail Station**, with fast links to the **City**, **Canary Wharf** and **Heathrow**.
- Self-contained building arranged over basement, ground and three upper floors.
- The building has further development opportunities subject to planning as well as further asset management strategies.
- Comprising **3,477 sq ft GIA** (323.2 sq m).

*Offers are invited in excess of £3,250,000 for the Freehold interest, subject to contract and exclusive of VAT.*





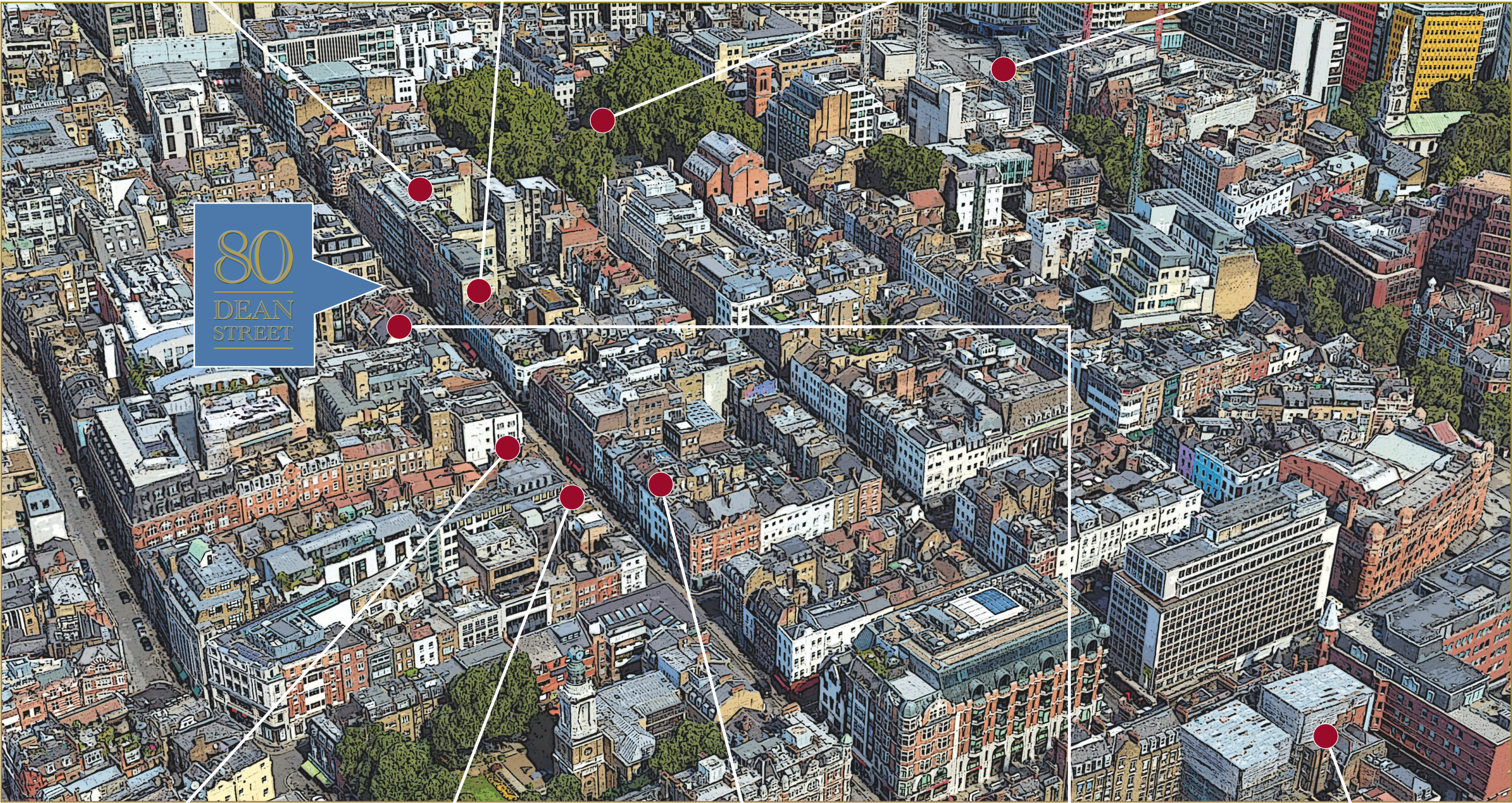
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DEAN  
STREET

SOHO THEATRE

BARRAFINA  
(ONE MICHELIN STAR)

SOHO SQUARE

TOTTENHAM COURT  
ROAD STATION



DEAN STREET  
TOWNHOUSE

VICTOR GARVEY'S  
SOLA SOHO  
(ONE MICHELIN STAR)

THE GROUCHO CLUB

SOHO HOUSE  
76 DEAN STREET

CHINATOWN





## STEP OUT INTO SOHO

be a part of London's most vibrant and exciting quarter

Soho has evolved over time into a lively mix of culture, fashion, and entertainment as well as being a hub for creative industries.

Bounded by some of the most famous streets in London, Oxford Street, Regent Street, Shaftesbury Avenue and Charing Cross Road, Soho is a much sought-after area in which to live.

From world-class restaurants and quiet cafes, boutiques and departments stores, theatres,

and music venues – everything is within reach, as well as pretty garden squares, private members clubs and of course Chinatown.

Covent Garden, Leicester Square, Piccadilly Circus, Mayfair and Fitzrovia are all close by, as are a number of galleries and museums.

This bustling area is the ideal location for any modern business to thrive and for residents to experience all that London has to offer.



One of the most fashionable addresses in London... follow in the footsteps of Mozart, Karl Marx, Jeffrey Barnard and Eric Clapton.

There is something for everyone in this cosmopolitan area with its bohemian reputation and friendly atmosphere and getting around couldn't be easier whether on your daily commute, enjoying the nightlife or travelling abroad.

The nearest underground station is Tottenham Court Road where you will also find the new Crossrail, known as the Elizabeth Line. Once completed there will be an entrance and ticket hall on Dean Street and you will be able to reach Heathrow in less than 30 minutes.

The main underground network gives you access to the City in just seven minutes, West End in one minute and King's Cross/ St Pancras International in just 9 minutes where you can join the Eurostar to the continent.

You can also hop on a bus or take advantage of the Santander bicycles in Soho Square or Frith Street to travel around the local area and enjoy the stunning sights and sounds of Soho.





## 80 DEAN STREET

FLOOR	USE	SQ FT (NIA)	SQ M
3RD	RESIDENTIAL	443	41.18
2ND	OFFICE	479	44.52
1ST	OFFICE	468	43.46
GROUND	RETAIL	488	45.30
<b>TOTAL</b>		<b>1878</b>	<b>174.46</b>

## ANNEX

FLOOR	USE	SQ FT (NIA)	SQ M
1ST	OFFICE	124	11.50
GROUND	RETAIL	221	20.53
BASEMENT	STORAGE	836	77.68
<b>TOTAL</b>		<b>1181</b>	<b>109.70</b>

**OVERALL**  
**3059**  
SQ FT



FLOOR PLANS/  
VIRTUAL TOUR

**OVERALL**  
**284.19**  
SQ M

## TENANCY SCHEDULE

	RENT	CONTRACT TERM	RENT REVIEW
<b>GROUND &amp; BASEMENT</b>	£55,000 PA	10 YEARS*	SEE BELOW**
*From 25th March 2014 **Rental for the first 5 years up to and including the 24 March 2019 is fixed and a review fell due on the 25 March 2019. The review is still pending.			
<b>1ST FLOOR</b>	£21,000 PA	25/02/2023	NO RENT REVIEW
<b>2ND FLOOR</b>	VACANT	VACANT	VACANT
<b>3RD FLOOR</b>	VACANT	VACANT	VACANT

## TENURE

The property is **Freehold**.

**Title number:** LN13838

## VAT

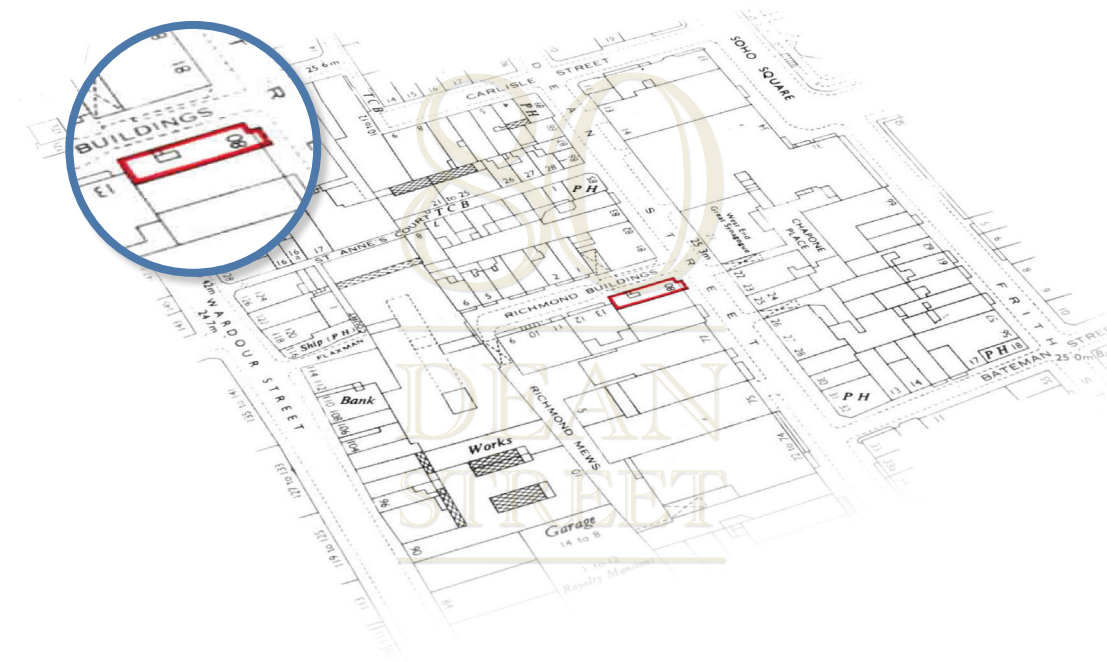
The property is not elected for VAT.

## EPC

Energy Performance Rating certificates available upon request.

## DATAROOM

Access to the Dataroom available upon request after an inspection of the property.



## CONTACT GREATER LONDON PROPERTIES



**Rob Hill**

M: 07733 336 117  
E: rob@glp.co.uk



**Oskar Riessbacher**

M: 07702 215 135  
E: oskar@glp.co.uk



**Daniel Edwards**

M: 07566 766 754  
E: dan@glp.co.uk

**Soho Office**  
49 Broadwick Street  
Soho, London, W1F 9QR  
+44 (0)20 7734 4062

**glp**  
greaterlondonproperties.co.uk

**Bloomsbury Office**  
65 Judd Street, Bloomsbury  
London, W1CH 9RF  
+44 (0)20 7113 1066



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[www.glp.co.uk](http://www.glp.co.uk)  
[@greaterlondonproperties](https://twitter.com/greaterlondonproperties)  
🐦 f in @

**Soho**  
49 Broadwick Street,  
London W1F 9QR  
T. +44 (0)20 7734 4062  
E. [info@glp.co.uk](mailto:info@glp.co.uk)

**Bloomsbury**  
65 Judd Street,  
London WC1H 9RF  
T. +44 (0)20 7113 1066  
E. [bloomsbury@glp.co.uk](mailto:bloomsbury@glp.co.uk)

**glp**  
[greaterlondonproperties.co.uk](http://greaterlondonproperties.co.uk)