

# ACRE HOUSE

69-76 LONG ACRE - COVENT GARDEN

# INVESTMENT SUMMARY



- Unbroken parade of 4 retail and restaurant units.
- Prominently located on Long Acre in the heart of Covent Garden, one of Central London's most established retail destinations attracting visitors from around the world.
- Exceptionally rare 40-metre frontage on one of London's busiest and most prestigious shopping streets.
- Highly desirable and sought after retail pitch with constant occupier demand, just 200 metres from the world-famous Covent Garden Piazza.
- Exceptionally well connected, less than 2 minutes from Covent Garden underground

station and a short walk to the Elizabeth Line at Tottenham Court Road.

- Comprising 5,557 sq ft NIA arranged over ground and lower ground floors.
- Multi-let to 4 tenants including Brompton Bicycle's flagship store.
- Total passing rent of £367,000 pa, reflecting just £186 ITZA, a significant discount to prime Long Acre rents of over £600 ITZA.
- WAULT of 10.4 years to expiries and 7.2 years to breaks.
- Held on a 999-year long leasehold from 13th December 2012 (986 years remaining) subject to a peppercorn ground rent.

2 MINUTES FROM  
COVENT GARDEN  
UNDERGROUND  
STATION



Offers are invited in excess of £7,250,000 reflecting a net initial yield of 4.74% (assuming purchaser's costs of 6.8%) and a capital value of £1,305 psf.





RARE OPPORTUNITY  
TO ACQUIRE  
A PRIME COVENT  
GARDEN RETAIL  
INVESTMENT



GREEN PARK

MAYFAIR

MARYLEBONE

ST. JAMES'S

PICCADILLY CIRCUS

FITZROVIA

SOHO

TRAFALGAR SQUARE

LEICESTER SQUARE

TOTTENHAM COURT ROAD

SEVEN DIALS

LONG ACRE

COVENT GARDEN PIAZZA

COVENT GARDEN

COVENT GARDEN

ACRE HOUSE

PERFECTLY  
PLACED...





PROMINENTLY LOCATED IN THE HEART OF COVENT GARDEN, ONE OF LONDON'S MOST POPULAR RETAIL DESTINATIONS.





# COVENT GARDEN

One of London's most iconic and vibrant districts, Covent Garden is renowned for its blend of historic charm and modern sophistication

Renowned for its striking architecture, cobbled streets, and cultural landmarks such as the Royal Opera House, Covent Garden offers a unique atmosphere that draws a vibrant mix of tourists, professionals, and residents throughout the year.

At its centre lies the world-famous Covent Garden Piazza and Market Building, welcoming more than 44 million visitors annually and showcasing some of the West End's finest shopping and dining. Retail spend in the area has risen to 7.5% above pre-pandemic levels, underlining its enduring appeal and growing popularity.

As London's leading destination for retail, dining, and entertainment, Covent Garden hosts an exceptional line-up of luxury brands including Dior, Rolex, Chanel, Tiffany & Co., and Tom Ford. Its culinary scene continues to thrive, with new arrivals such as Ave Mario and Lío London complementing long-standing favourites like Balthazar, J Sheekey, Din Tai Fung, and The Delaunay.

Located at the heart of London's iconic Theatreland—with 38 theatres just moments from the Piazza—Covent Garden remains a cultural and lifestyle hub unlike any other in the capital.

TIFFANY & Co. TOM FORD

Dior ROLEX CHANEL



LONDON'S PREMIER DESTINATION FOR RETAIL, DINING AND ENTERTAINMENT



# LOCAL AMENITIES



Mass appeal with first class local amenities & excellent connectivity.

## OCCUPIERS

1. Mishon De Reya
2. Comcast
3. CVC Capital Partners
4. London School of Economics
5. Twitch
6. McKinsey
7. Blick Rothenberg
8. Google
9. Ascential
10. Warner Bro
11. Red Bull
12. British Standards Institution

## RESTAURANTS

1. Sushi Samba
2. Café Murano
3. Ave Mario
4. Red Farm
5. Balthazar
6. Eneko Basque Kitchen & Bar
7. Temper
8. Hawksmoor
9. Din Tai Fung
10. The Ivy Market Grill
11. The Savoy Grill
12. Restaurant 1890
13. Simpson's in the Strand
14. The Delaunay
15. J Sheekey
16. Barrafinna
17. Delamina Townhouse
18. The Barbary
19. Rules and Frog by Adam Handling
20. Atis
21. Caravan

## CULTURE

1. Theatre Royal Drury Lane
2. Royal Opera House
3. Gillian Lynne Theatre
4. Aldwych Theatre
5. Lyceum Theatre
6. Vaudeville Theatre
7. Cambridge Theatre
8. Adelphi Theatre
9. Freemasons Hall

## HOTELS

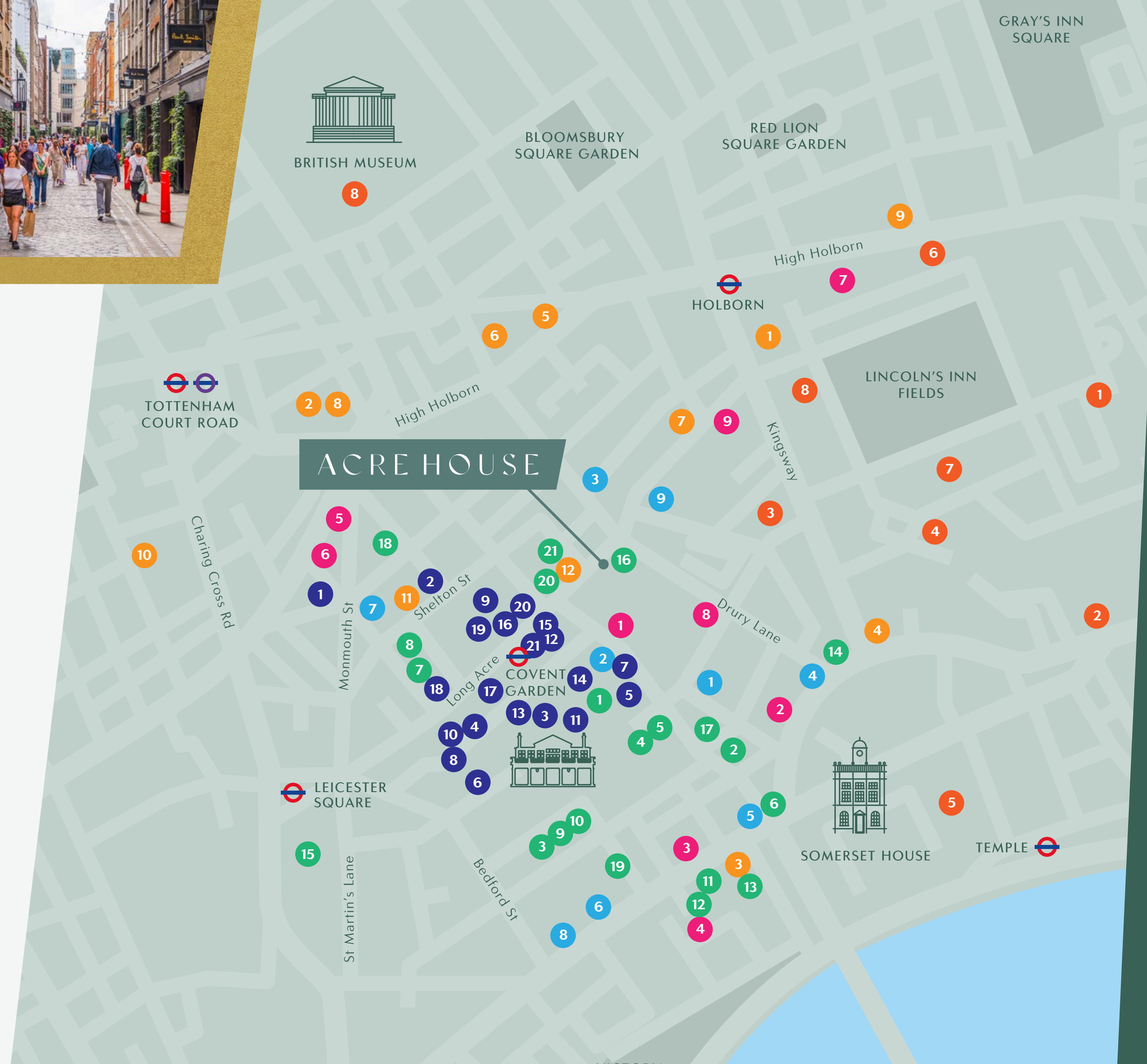
1. NoMad Hotel
2. The Waldorf Hilton
3. Strand Palace
4. The Savoy Hotel
5. Covent Garden Hotel
6. Radisson Blu
7. Rosewood
8. Hotel AMANO
9. Middle Eight

## EDUCATION / INSTITUTIONS

1. The Honourable Society of Lincoln's Inn
2. Royal Courts of Justice
3. Civil Aviation Authority
4. London School of Economics and Political Science
5. King's College London
6. University of the Arts Central St Martin's
7. The British Museum
8. The Royal College of Radiologists

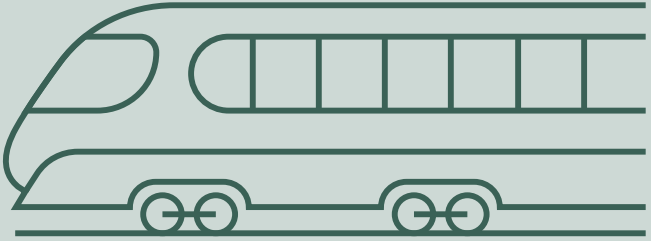
## RETAIL

1. Axel Arigato
2. Alo Yoga
3. Arc'teryx
4. A.P.C.
5. Omega
6. Ralph Lauren
7. N.Peal
8. American Vintage
9. Onitsuka Tiger
10. Theory
11. Tom Ford
12. Tiffany & Co
13. Apple
14. Chanel
15. Zara
16. Russell & Bromley
17. Moscot
18. Levi's
19. Peloton
20. Mango
21. Sunglass Hut



# CONNECTIVITY

Exceptionally well connected, within a 10-minute walk of 6 London underground stations including the Elizabeth Line at Tottenham Court Road and National Rail at Charing Cross.



JOURNEY TIME IN MINUTES FROM TOTTENHAM COURT ROAD STATION.



# ONE OF LONDON'S MOST VIBRANT RETAIL DESTINATIONS



**lululemon**

**REISS**

**GEOX MANGO**

**CAFFÈ NERO**

**atis**

**KUNG FU MAMA**  
NOODLES & BAO'S

**THE-ACRE**

**Abercrombie & Fitch**

**Levi's**

**Russell & Bromley**

**SALOMON**

*allbirds*

130 128 125 124

121-123 120 119 117-118 116

Long Acre

112-115 109-111 107

104-106 100-102 98

94-96 92 90

Long Acre

83-84 81-82 80 79 78A 78

16-21 22 23 24 25

27-29 30-31 32 34

35 36 37 38 39 40

46-48 49 50 51 52 53 55 56 57-59 60-61

63 64-65 65A 66 67-68

Broad Court

Covent Garden Underground Station

James Street

Floral Street

**ALLSAINTS**

**Pho**

**UNIQLO**

**GAP**

**Ray-Ban**

**sunglass hut**

**ZARA**

**GAIL'S**

**ACRE HOUSE**

69-76 LONG ACRE

**Theory**

**MOSCOT**

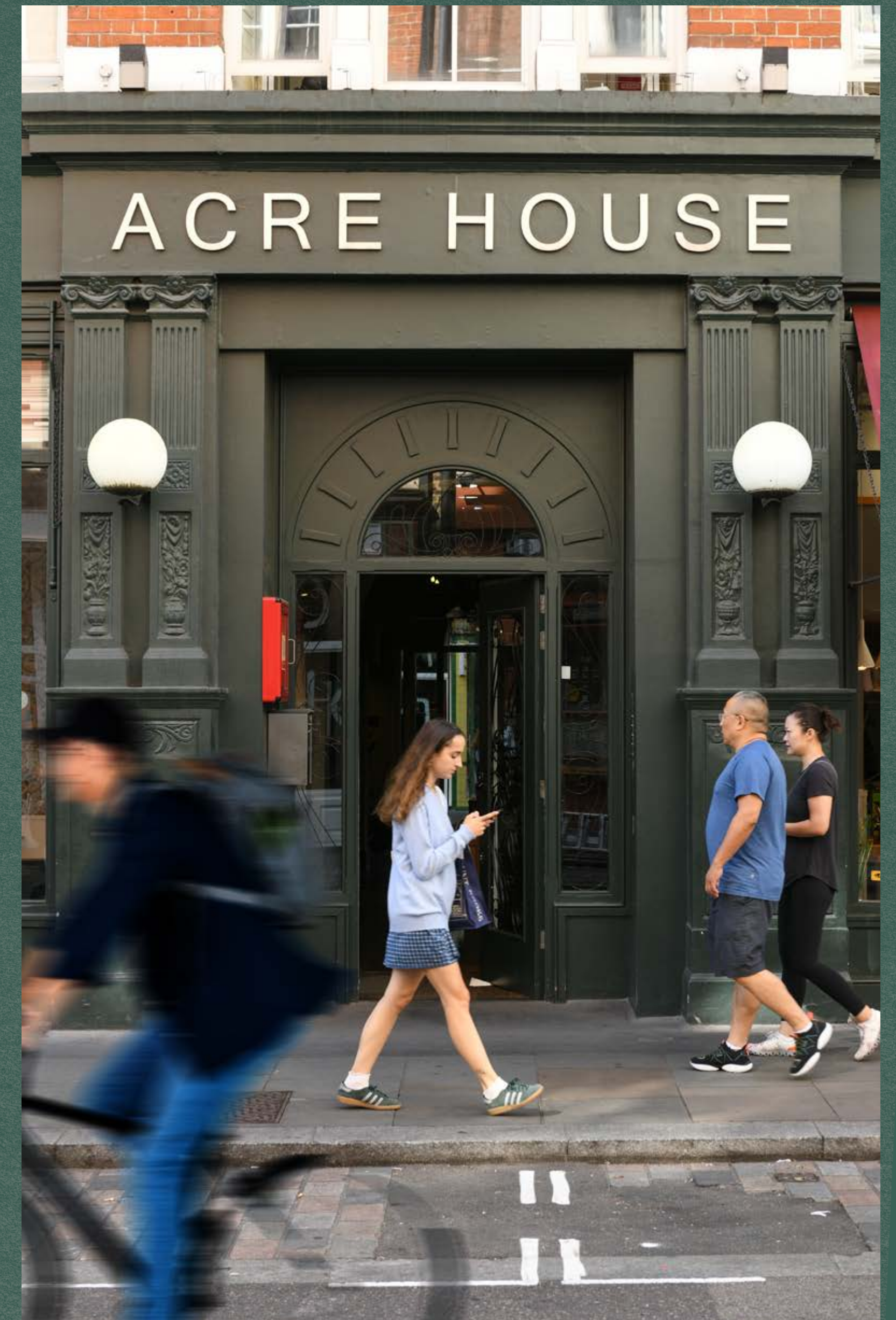
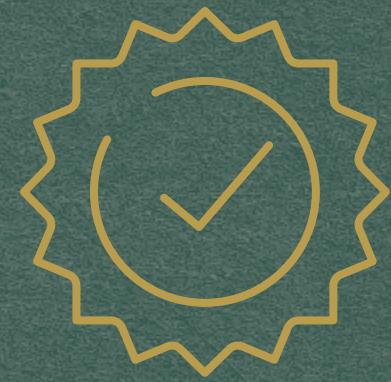
**TIFFANY & Co.**

# DESCRIPTION

Acre House is an attractive period property with ornate stucco detailing at ground floor level below a red brick façade. Benefiting from an exceptionally rare 40-metre frontage to Long Acre, one of London's busiest and most prestigious shopping streets, the asset totals 5,557 sq ft NIA (6,414 sq ft GIA) of high-quality Class E accommodation.

Arranged as four retail & restaurant units over lower ground and ground floors, each unit benefits from excellent floor to ceiling heights.

The first to fourth floors comprise 11 private residential apartments which do not form part of this sale.



69 Long Acre



70 Long Acre



69 Long Acre



70 Long Acre

100%  
 LET TO A  
 DIVERSE MIX  
 OF OCCUPIERS  
 WITH A WAULT  
 OF 10.4 YEARS  
 TO EXPIRIES  
 AND 7.2 YEARS  
 TO BREAKS.



75 Long Acre



76 Long Acre

# TENANCY SCHEDULE

Fully let to 4 tenants providing a total passing rent of £367,000 per annum.

Address	Floor	NIA (sq ft)	Tenant	Lease Start	Lease End	Next Review	Break Date	Rent £ P.A.	Rent ITZA (Ground Floor)	Comments
76 Long Acre (Unit 1)	Ground & Basement	1,352	Capilungo (Lecce Badgers Ltd)	23/08/2023	22/08/2038	23/08/2027	–	£92,000	£208.62	<ul style="list-style-type: none"> <li>– Outside the 1954 Act</li> <li>– 4-yearly upward-only increase to higher of RPI and OMV</li> <li>– Rent deposit of £46,000.00 +VAT</li> </ul>
75 Long Acre (Unit 2)	Ground & Basement	1,253	Arkive by Adam Reed (Adam Reed West Ltd)	21/12/2022	20/12/2037	21/12/2027	21/12/2027	£65,000	£166.67	<ul style="list-style-type: none"> <li>– Outside the 1954 Act</li> <li>– 5-yearly upward-only open market rent reviews</li> <li>– 5-yearly TBO subject to 6 months notice</li> <li>– Rent deposit of £32,500.00 +VAT</li> </ul>
70 Long Acre (Unit 3)	Ground	482	Skewers (CNN Investments Ltd)	26/10/2023	25/10/2039	26/10/2027	–	£75,000	£168.54	<ul style="list-style-type: none"> <li>– Outside the 1954 Act</li> <li>– 4-yearly upward-only increase to higher of RPI and OMV</li> <li>– Rent deposit of £37,500.00 +VAT</li> </ul>
69 Long Acre (Unit 4)	Ground & Basement	2,470	Brompton (Brompton Bicycle Ltd)	05/05/2021	04/05/2031	05/05/2026	04/05/2027	£135,000	£193.13	<ul style="list-style-type: none"> <li>– Outside the 1954 Act</li> <li>– TBO subject to 6 months notice</li> <li>– Upward-only open market rent review</li> </ul>
<b>Total</b>		<b>5,557</b>						<b>£367,000</b>	<b>£185.82</b>	

# 69-76 LONG ACRE TENANT PROFILES



## BROMPTON – 37% OF INCOME

Founded in 1975 by Andrew Ritchie, Brompton Bicycle Ltd is the UK's leading manufacturer of folding bicycles, designed and built in London.

The Long Acre store functions as both Brompton's flagship retail showroom and service centre, alongside a growing network of branded outlets and over 1,500 retail partners worldwide.

The company's subscription-based model, Brompton Bike Hire, further supports accessibility, enabling short-term and long-term rental options.

With a sales turnover of £122.6 million in the years to March 2024, Brompton Bicycle Limited benefits from a Dun & Bradstreet rating of 5A1.

Further information can be found at: [brompton.com](https://brompton.com)



## CAPILUNGO – 25% OF INCOME

Capilungo is an authentic Italian café and restaurant, originally established in 1991 in Puglia, Italy.

Co-founded by Lecce-born brother and sister duo Gianluca Capilungo (former bar manager of Aqua Restaurant Group) and Asia Capilungo (previously of Soho House and Cubitt House), as well as their uncle, Luca Capilungo, and Asia's partner Huzefa Sajawal (co-owner and Executive Chef of Fatt Pundit).

Capilungo opened their first international outpost on Long Acre in 2024, to critical acclaim with the Evening Standard advising readers to "run to beat the impending queue if I were you". The space brings their signature Italian hospitality to life through a boutique café, bakery, and wine bar.

Further information can be found at: [capilungoest1991.com](https://capilungoest1991.com)



## SKEWERS – 20% OF INCOME

Skewers, founded by the team behind Olives and Meze in Soho and Clapham, is an eat-in and takeaway restaurant specialising in freshly prepared skewers, wraps, salads, and sides.

Offering exceptional Covent Garden dining, Skewers provides a healthy and flavourful alternative to traditional fast-casual dining.

Further information can be found at: [skewerslondon.co.uk](https://skewerslondon.co.uk)



## ARKIVE BY ADAM REED – 18% OF INCOME

Founded by the internationally renowned hairstylist Adam Reed, ARKIVE by Adam Reed is a luxury haircare and salon brand that brings together years of industry expertise with a carefully curated collection of products.

Described as London's most in-demand hairdressers by the Evening Standard and as one of London's best hair salons by Harper's Bazaar, Adam Reed has been featured in British Vogue a number of times, cementing his reputation as a leading figure in London's modern hairstyling scene.

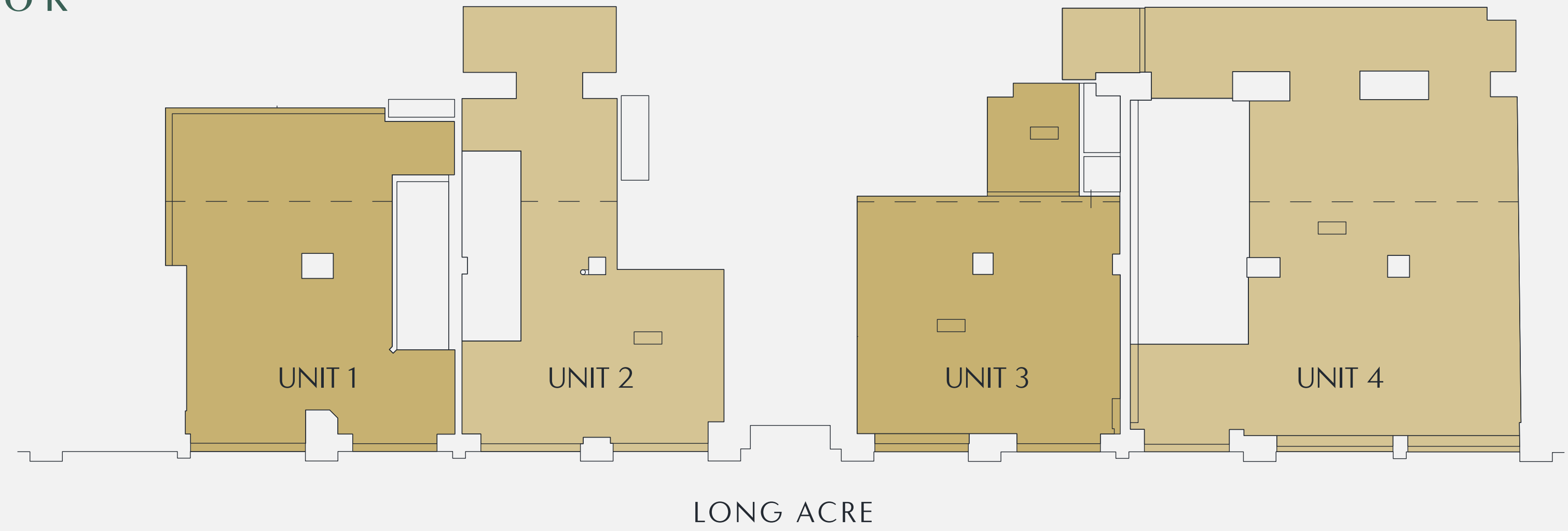
Further information can be found at: [arkivebyadamreed.com](https://arkivebyadamreed.com)



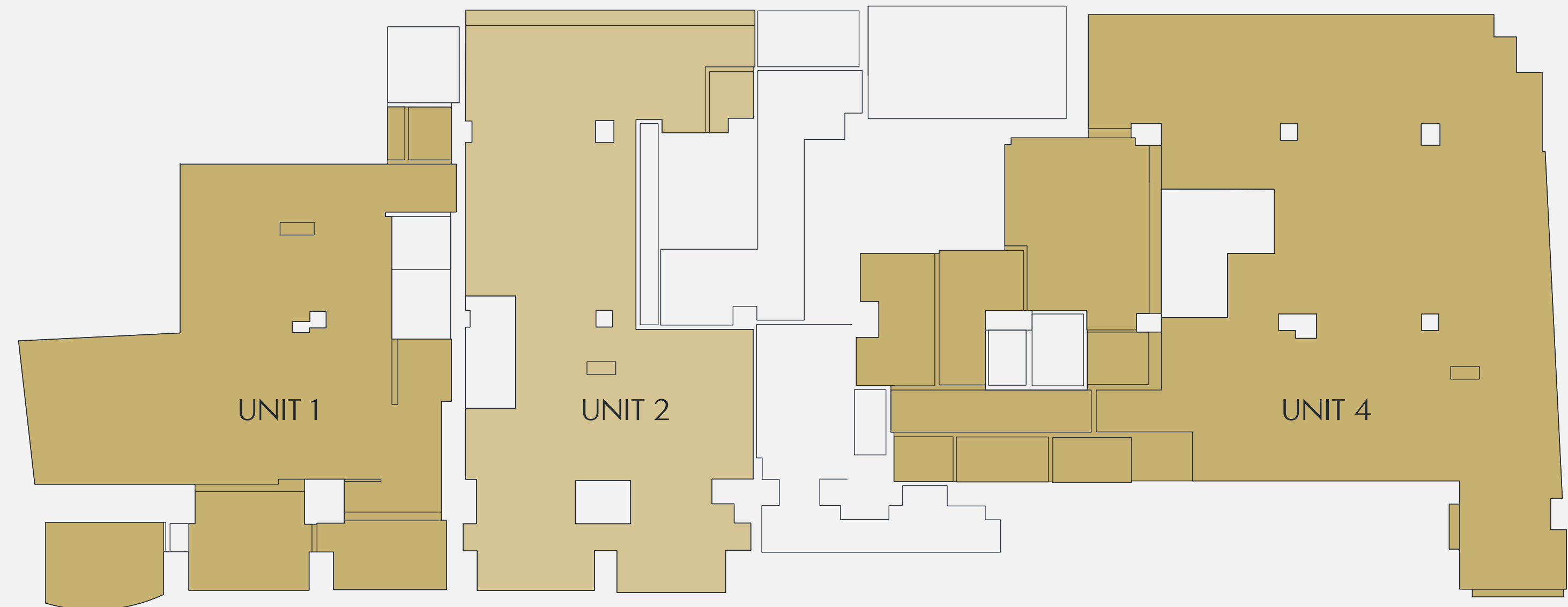
# FLOOR PLANS



## GROUND FLOOR



## BASEMENT



# TENURE

The property is held on a 999-year long leasehold from 13th December 2012 (c. 986 years remaining), subject to a peppercorn ground rent. The title includes the areas shaded in gold at basement and ground floor level.



# ACCOMMODATION

Unit	Floor	NIA		GIA		Ground Floor ITZA (sq. ft)
		sq ft	sq m	sq ft	sq m	
76 Long Acre (Unit 1)	Ground	519	48.2	608	56.5	
	Basement	833	77.4	980	91.0	
	<b>Subtotal</b>	<b>1,352</b>	<b>125.6</b>	<b>1,588</b>	<b>147.5</b>	<b>441</b>
75 Long Acre (Unit 2)	Ground	469	43.6	564	52.4	
	Basement	784	72.8	865	80.4	
	<b>Subtotal</b>	<b>1,253</b>	<b>116.4</b>	<b>1,429</b>	<b>132.8</b>	<b>390</b>
70 Long Acre (Unit 3)	Ground	482	44.8	523	48.6	
	<b>Subtotal</b>	<b>482</b>	<b>44.8</b>	<b>523</b>	<b>48.6</b>	<b>445</b>
69 Long Acre (Unit 4)	Ground	898	146.0	1133	105.3	
	Basement	1572	83.5	1741	161.7	
	<b>Subtotal</b>	<b>2,470</b>	<b>229.5</b>	<b>2,874</b>	<b>267.0</b>	<b>699</b>
<b>Total</b>		<b>5,557</b>	<b>516.3</b>	<b>6,414</b>	<b>595.9</b>	

# COMPARABLE EVIDENCE



## Covent Garden Retail Market

Central London retail has rebounded strongly, with prime West End streets seeing sharp rental growth and near-record low vacancy.

London captured **33% of international retail spend in 2024**, while prime West End vacancy fell to just **2.2%**, driving a **12.8% uplift in Zone A rents**. Retailers are paying premiums to secure space on the best pitches, where curated estates create high barriers to entry.

**Covent Garden stands out as the most affordable of London's prime retail destinations**, attracting over 42 million visitors a year while offering rents below Bond Street, Regent Street and Oxford Street.

Confidence in the area's long-term growth is reflected in **Norges Bank's £570m investment into Shaftesbury Capital's Covent Garden estate**, reinforcing its position as one of London's most resilient and desirable retail markets.

**Within this context, Long Acre has emerged as one of the most tightly held prime retail streets in London. With zero vacancy and Zone A rents now surpassing £600, recent lettings and rent reviews demonstrate both strong reversionary potential and sustained rental growth, underlining Long Acre's position as the core retail artery of Covent Garden.**

Address	Date	Tenant	Rent (pa)	Zone A
36 Long Acre	RR Jun-25	ECCO	£305,000	£581 ZA
35 Long Acre	RR Sep-25	Les Nereides	£280,000	£625 ZA
125 Long Acre	OML Sep-24	Salomon	£467,500	£490 ZA
132-133 Long Acre	OML Sep-24	Abercrombie & Fitch	£800,000	£490 ZA
121-123 Long Acre	On Market	Allbirds	£725,000*	£650 ZA
38 Floral Street	OML Jul-24	Kiltane	£205,000	£640 ZA

## West End Investment Market

The West End retail investment market continues to demonstrate real strength, even against the backdrop of recent political noise and higher interest rates. London remains a safe and transparent environment for capital, and with borrowing costs beginning to ease, confidence is steadily returning.

What sets the West End apart is the depth of demand from both UK and international buyers, drawn by a resilient retail and leisure occupier base, limited availability of prime assets, and strong prospects for rental growth. This combination is driving sustained interest in best-in-class properties across the district, cementing the West End's position as one of the most compelling retail investment markets globally.

Address	Date	Tenure	NIA (sq ft)	Price	Yield	Cap Val (£ psf)
36 Long Acre	Available	FH	3,097	£7,700,000	4.70%	£2,486
24 Ganton Street	Sep-25	FH	2,291	In excess of £3,900,000	sub 3.5%	In excess of £1,700
The Stanford Building 12-14 Long Acre & 27a Floral Street	Sep-25	FH	20,506	£35,150,000	4.55%	£1,714
Elliott House	May-25	FH	3,803	£5,650,000	4.58%	£1,486
56-64 Strand	Mar-25	FH	20,317	£14,900,000	4.71%	£733
194 Shaftesbury Avenue	Jul-24	FH	2,182	£3,000,000	-	£1,375
9-11 Langley Court	Apr-24	FH	2,330	£2,745,000	4.60%	£1,178
25-31 James Street	Mar-24	FH	20,001	£75,100,000	5.14%	£3,755
2 Great Marlborough Street	Feb-24	FH	2,664	£3,050,000	3.84%	£1,145

# FURTHER INFORMATION

## PLANNING

The property is located within the London borough of Westminster. The property is not listed however is located within the Covent Garden Conservation Area..

## VAT

The property is elected for VAT. It is anticipated the transaction will be treated as a Transfer of Going Concern (TOGC).

## EPCS

Each unit benefits from an EPC rating of B. The certificates are available upon request.

## ANTI MONEY LAUNDERING

Satisfactory anti-money laundering and compliance information will be required.

## CONTACT

For further information or to arrange an inspection, please contact:

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## PROPOSAL

Offers are invited in excess of £7,250,000 reflecting a net initial yield of 4.74% (assuming purchaser's costs of 6.8%) and a capital value of £1,305 psf.

**IMPORTANT NOTICE:** 1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. 2. All information contained in these particulars is for guidance and general information only and will be used at your own risk. 3. The particulars have been produced in good faith. We have made reasonable endeavours to ensure the accuracy of this information, however, we do not guarantee or warrant the accuracy or completeness or factual correctness or reliability of any information contained within. 4. We do not accept any liability for any errors or omission including any inaccuracies or typographical errors. All maps and plans are provided for identification purposes only. 5. Any intending purchasers or third parties should not rely on these particulars as statements of fact, but satisfy themselves by inspection or otherwise that they are correct and accurate especially in relation to floor areas and other measurements. 6. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. SUBJECT TO CONTRACT.

Designed by Zest<sup>PM</sup> ([www.zestdm.co.uk](http://www.zestdm.co.uk)) September 2025 (02563).