



45 GREAT MARLBOROUGH STREET, LONDON, W1F 7JP

Prime Soho Restaurant Lease for Sale

(Confidentially available, staff unaware)

4,350 Sq ft – 404 Sq m



STEPHEN
KANE & COMPANY
DELIVERING EXCELLENCE SINCE 1992

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LOCATION

45 Great Marlborough Street is a prominent address located in London's vibrant Soho district, just a short walk from Oxford Circus. Positioned near the bustling Carnaby Street and the iconic Liberty department store.

Argyll Street and the London Palladium are opposite, as well as, The Courthouse Hotel. Nearby occupiers include Wagamama, Bocconcino & Burgeri.

TENURE

The demise is held on a lease for a term expiring 13th February 2030. The lease is inside the Landlord & Tenant Act. A new / reversionary lease may be available subject to further discussion.

RENT

£330,000 pax.

PREMIUM

Offers invited.

ACCOMMODATION

The premises are arranged over ground and basement with the following approximate Net Internal Areas (circa 200 covers):

Ground Floor	1,650 Sq ft	153 Sq m
Lower Ground Floor	2,700 Sq ft	251 Sq m
External Seating	approx. 12 covers at ground	40 on the lower ground rear terrace
Total	4,350 Sq ft	404 Sq m

RATES (2025/26)

Rateable value:	£260,000
Rates payable (UBR multiplier: £0.546):	£141,960

A business may be entitled to 40% reduction in the chargeable amount, up to a figure of £110,000, from 1 April 2025 to 31 March 2026. All interested parties should verify the business rates with the relevant local authority.

EPC

An EPC will be made available upon request.

LEGAL COSTS

Each party to be responsible for its own legal and professional costs.

VAT

VAT will be charged at the appropriate rate, if applicable

CONTACT

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Or via joint agents

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AML

Under new Anti-Money Laundering legislations Stephen Kane & Company are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

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