

Prime Soho Restaurant Disposal



2 ST ANNE'S COURT, LONDON W1F 0AZ

GROUND FLOOR SPACE COMPRISING OF 4,750 SQ FT / 441.3 SQ M

We are instructed to dispose of a fully fitted restaurant site in the heart of Soho

Offers invited for a quick sale

NORTHSTAR
— PROPERTY PARTNERS —

 **Hilco Global**
Professional Services

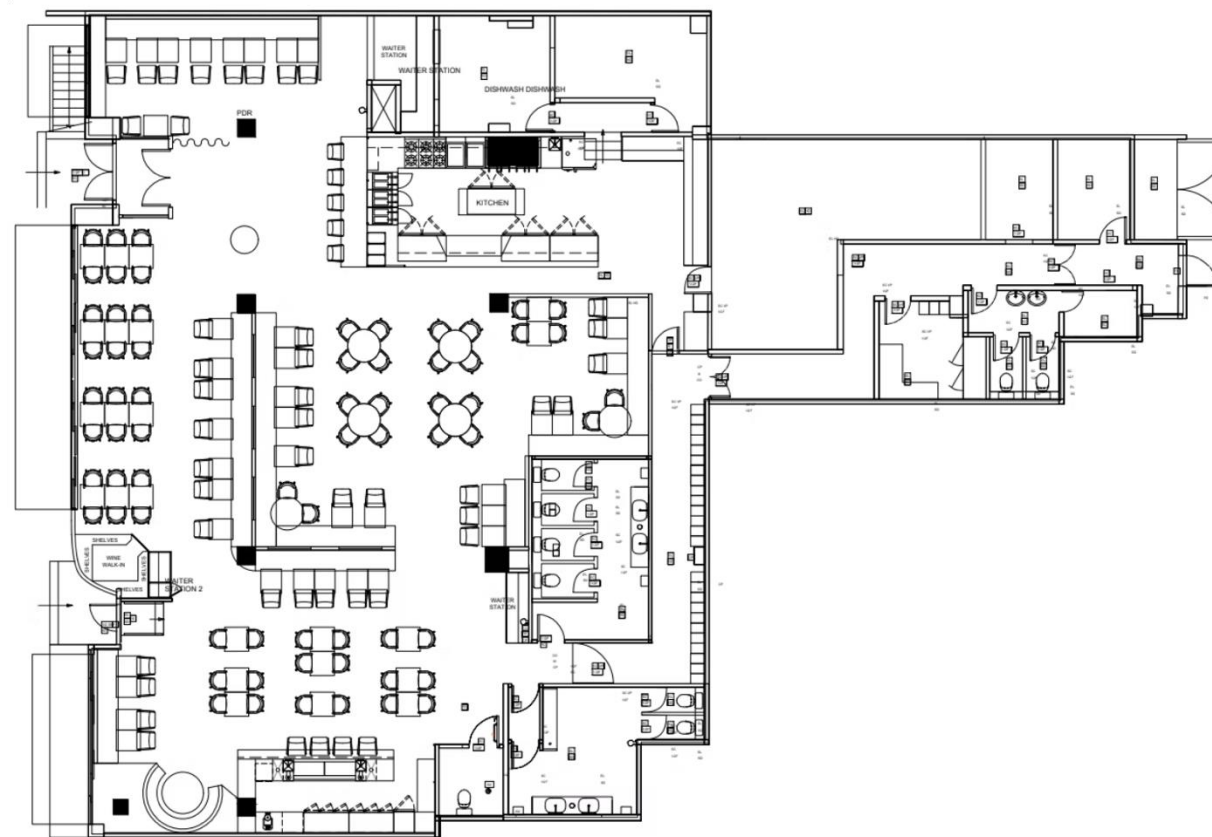
An Exceptional London Location

London remains one of the world's most competitive and compelling restaurant markets. This site sits in one of London's most dynamic restaurant destinations in SoHo.

Soho, W1

Situated at the heart of Soho, one of London's most internationally recognised dining and entertainment districts, 2 St Anne's Court occupies a prime position on a vibrant pedestrianised thoroughfare linking Dean Street and Wardour Street. The property benefits from exceptional footfall throughout the day and evening, drawing a diverse mix of office workers, residents, tourists, theatre-goers and destination diners. The immediate area has long been regarded as one of the capital's premier restaurant locations, with Soho continuing to attract many of the UK's most acclaimed operators and emerging hospitality brands.

St Anne's Court and the surrounding streets are home to an exceptional concentration of renowned restaurants, bars and hospitality concepts, reinforcing Soho's reputation as London's culinary epicentre. Nearby occupiers include HG Soho, Super 8's new Impala, Dean Street Townhouse, Randall & Aubin, The Seafood Bar, and Michelin-starred , together with an extensive collection of independent and international operators. This unrivalled hospitality ecosystem continues to make Soho one of the most sought-after restaurant destinations in Europe, providing incoming operators with immediate visibility amongst a highly affluent and food-focused customer base.



~13 Years Remaining

Soho lease unexpired term

Fully Fitted Site

The site is fitted out and operated to a high standard

SOHO · W1

KÖD Soho

Ground Floor, 2 St Anne's Court, London W1F 0AZ

Property Details

Use	A3 Restaurant
Size	Approximately 4,750 sqft — all over ground floor
Lease Expiry	2 June 2039
Contracted Out	Yes (no security of tenure)
Deposit Held	£210,000
Landlord	Raymond Estates Ltd
Assignment	Whole only. Landlord consent required, not to be unreasonably withheld.
Fit-Out	Licence for Alterations granted May 2024 — full restaurant refit completed.

Premises Licence

23/08980/LIPT — Alcohol Mon–Thu 10:00–23:30, Fri–Sat 10:00–00:00, Sun 12:00–22:30. Late night refreshment Mon–Thu to 23:30, Fri–Sat to 00:00.

Rent Profile

Jun 2025–Jun 2026	£195,310 pa
Jun 2026–Jun 2027	£325,000 pa
Jun 2027–Jun 2028	£337,500 pa
Jun 2028 onwards	£350,000 pa

Rent Reviews

Jun 2029 & Jun 2034 — upwards only, open market



Prime Soho pitch with a long unexpired term (~13 years), stepped rent profile, and recently completed fit-out.

Get in Touch

For further information, access to the data room, or to arrange an inspection of either property, please contact the sole agents below.

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NORTHSTAR PROPERTY PARTNERS

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