

# NO80

## DEAN STREET

LONDON | W1

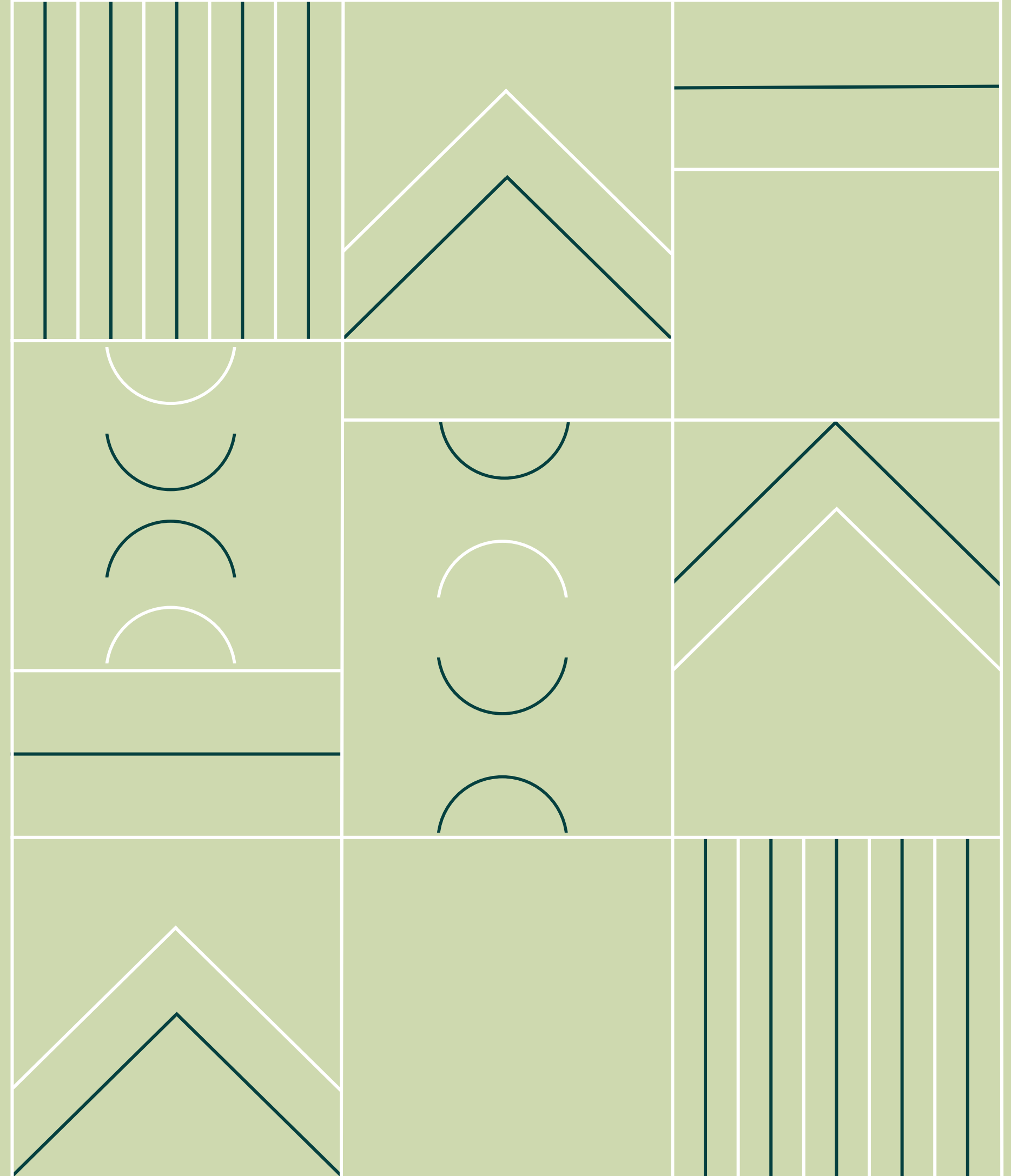
### TO LET

PREMISES IN THE HEART OF SOHO

SUITABLE FOR NEW BUSINESS CLASS E  
(RETAIL, MEDICAL, GALLERY, OFFICE ETC.)

Lower Ground: 747 SQFT  
Rear Part Ground: 219 SQFT  
1st Floor: 219 SQFT  
Total: 1,185 SQFT

RIB  
ROBERT IRVING BURNS

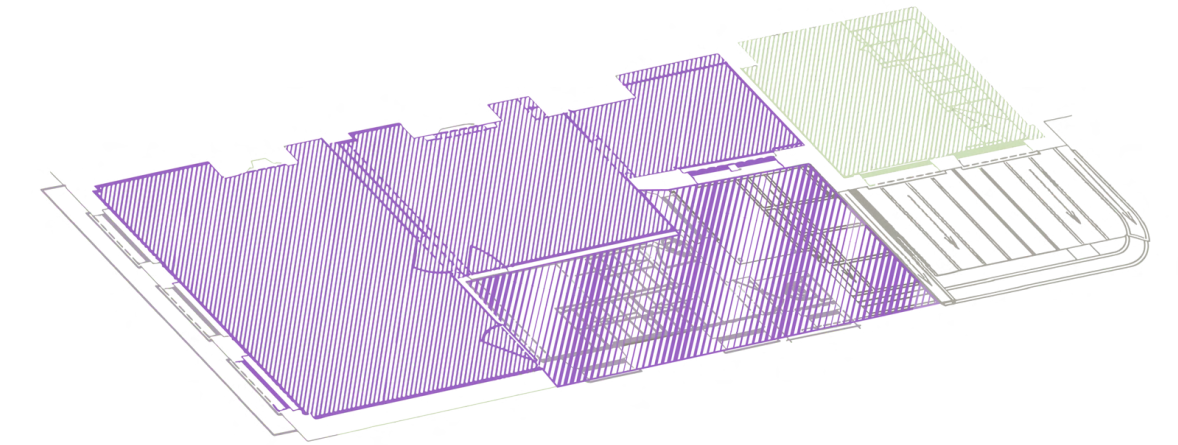




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**First Floor**

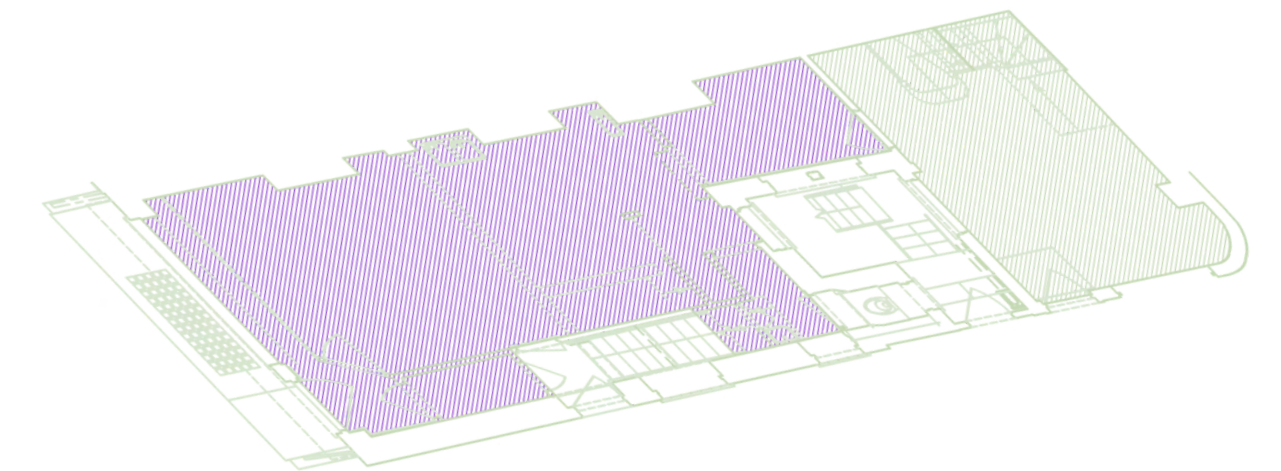
20.3 SQM/ 219 SQFT



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**Rear Part Ground Floor**

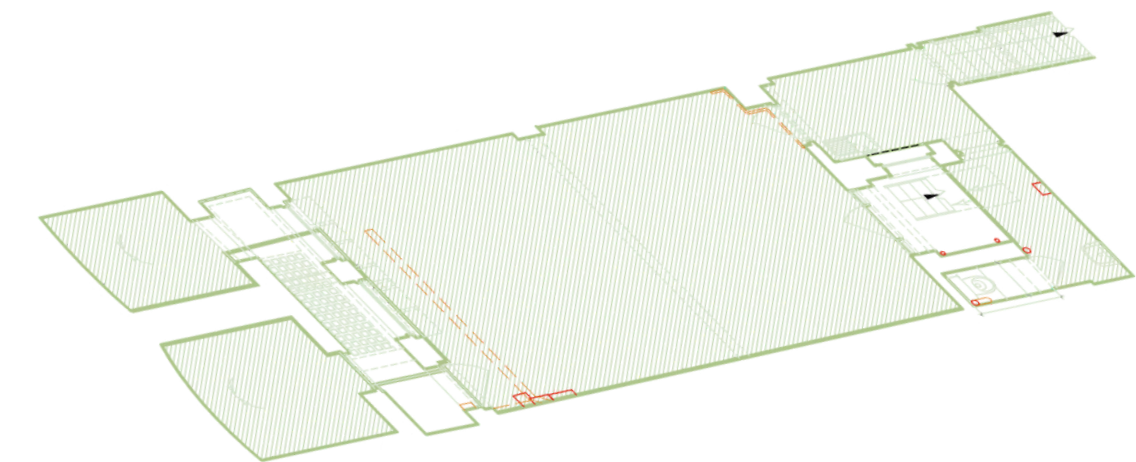
20.3 SQM/ 219 SQFT



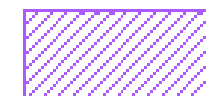
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**Lower Ground Floor**

69.4 SQM/ 747 SQFT



NIA AREA AVAILABLE



NOT AVAILABLE



## Location

The property is prominently located at the North end of Dean Street, in the heart of Soho, along Richmond Mews.

Further along the Mews is the famous Soho Hotel, adding to the charm and allure of the vibrant neighborhood.

The area is associated with London's fashion and entertainment industries. Soho is a hub for creatives.

The premises is surrounded by a wide array of independent stores, countless restaurants, bars and famous venues such as the Soho Theatre and Dean Street Townhouse. The street benefits from being situated moments from Soho Square Gardens and being a 7-minute walk from Oxford Street, Tottenham Court Road and Piccadilly Circus.



The Ivy



The Soho Hotel



Fitness Lab



Kingly Court



Dean Street Townhouse

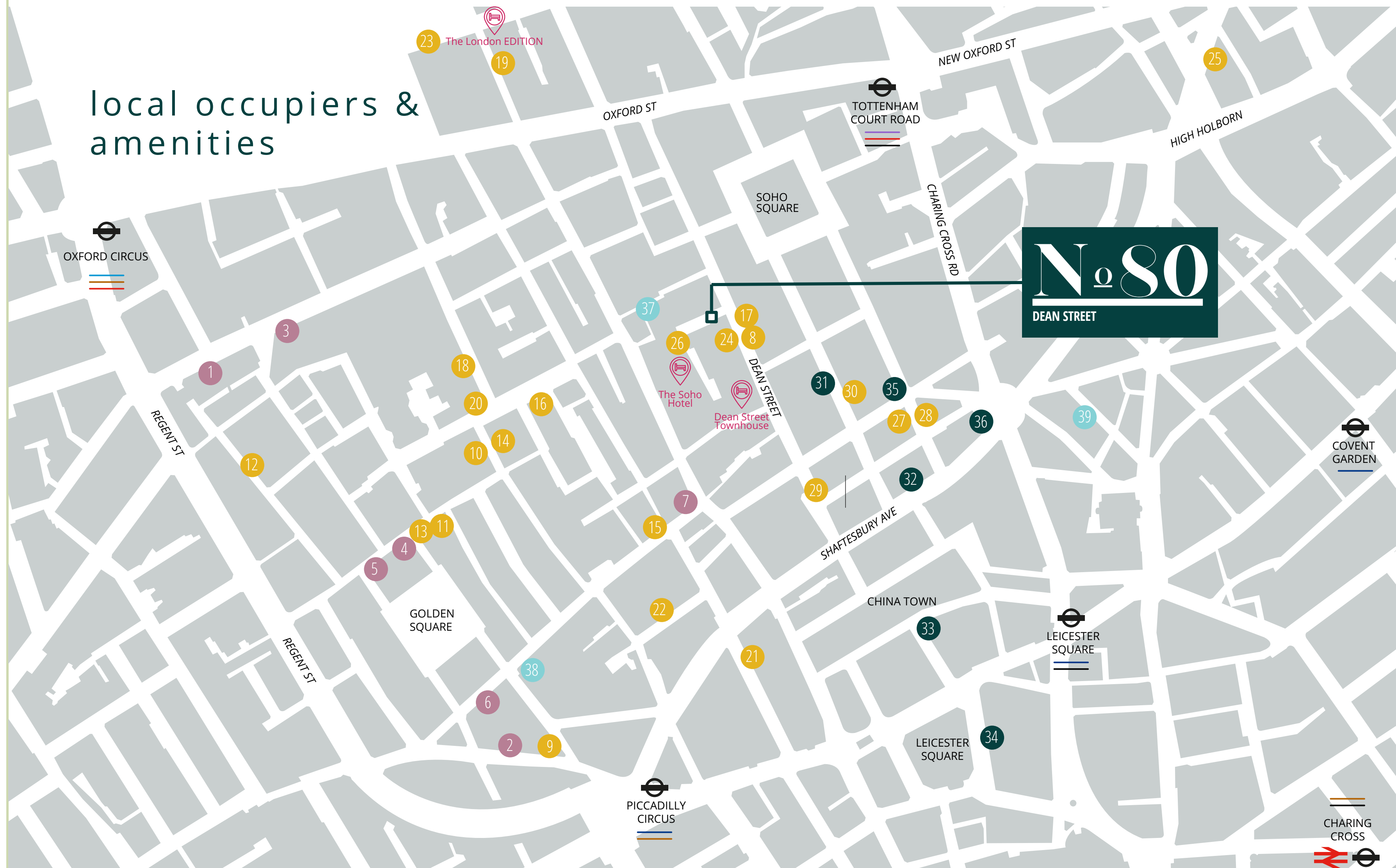


Patty & Bun Old Compton Street



Soho Square Gardens

## local occupiers & amenities



### RETAIL

- 1 - Liberty
- 2 - Whole Foods
- 3 - Levi's
- 4 - Ganni
- 5 - B&sh
- 6 - Rapha
- 7 - JW Anderson

### FOOD & DRINK

- 8 - Quo Vadis
- 9 - Brasserie Zedel
- 10 - Mildreds
- 11 - Sticks 'n' Sushi
- 12 - Dishoom
- 13 - Bob Bob Ricard
- 14 - Andrew Edmunds
- 15 - Randall & Aubin
- 16 - Temper
- 17 - Barrafinna
- 18 - Social Eating House
- 19 - Berners Tavern
- 20 - Brindisa
- 21 - The Palomar
- 22 - Boca di Lupo
- 23 - Kaffeine
- 24 - Soho House
- 25 - London Cocktail Club
- 26 - Refuel
- 27 - Kettner's Townhouse
- 28 - The Coach & Horses
- 29 - The French House
- 30 - Bar Italia

### ENTERTAINMENT

- 31 - Ronnie Scott's
- 32 - Curzon Cinema
- 33 - Prince Charles Cinema
- 34 - Odeon Cinema
- 35 - Prince Edward Theatre
- 36 - Palace Theatre

### GYMS

- 37 - Soho Fitness Labs
- 38 - Third Space
- 39 - Digma Fitness



42 minutes to Heathrow Airport

5 minute walk to Tottenham Court Road

Trains every 2.5 minutes during rush hour

Elizabeth Line



Oxford Circus  
7 min  
🚶🚶🚶

Great Portland Street  
15 min  
🚶🚶🚶

Warren Street  
8 min  
🚶🚶

Leicester Square  
7 min  
🚶🚶

Tottenham Court Road  
5 min  
🚶🚶🚶

Goodge Street  
7 min  
🚶

Bond Street  
12 min  
🚶🚶🚶

Piccadilly Circus  
7 min  
🚶🚶



## Financials

<b>Floor</b>	<b>Total</b>
Total Size (sq.ft.)	1,185
Quoting Rent (p.a.) excl.	£69,500
Service Charge	TBC
Estimated Rates Payable (p.a.)	TBC
<b>Estimated Occupancy Cost excl. (p.a.)</b>	<b>£69,500</b>

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

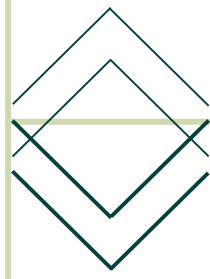
## Description

Tucked just off 80 Dean Street and along Richmond Mews, this unique Soho offering is arranged over lower ground, ground and 1st floors. The premises offers all the quirks suitable for a trendy Soho operator. The mews is well known for Soho Hotel situated at the end.

The each floor benefits great ceiling height and is to be delivered in semi-white box condition.

## Property Specifications

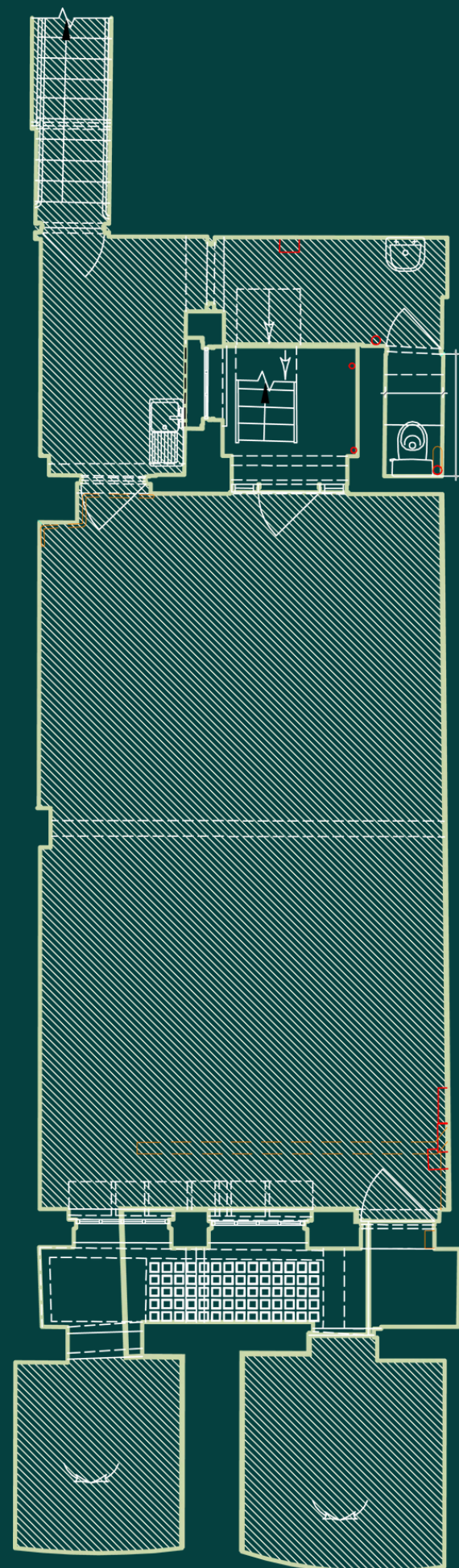
- Self-Contained with 3 separate entrance
- WC
- 3 Floors
- Good Ceiling Height
- To Be Delivered in Semi-White Box Condition
- Vault Storage





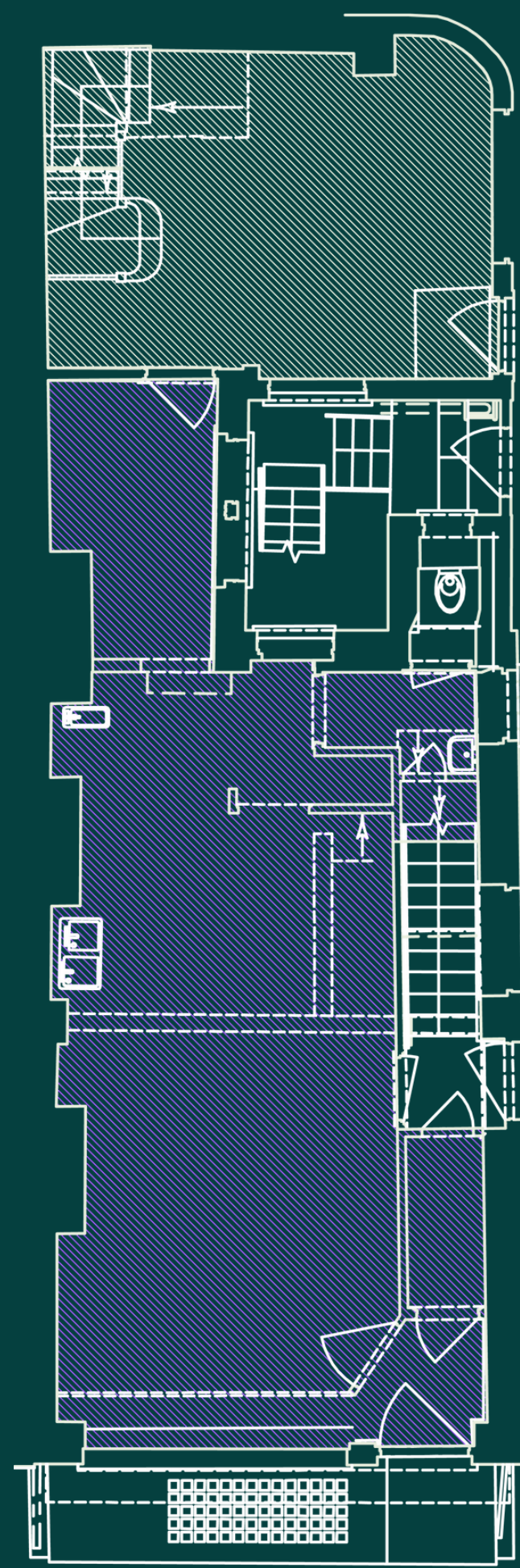
Net Internal Area

**Lower Ground Floor** 69.4 SQM/ 747 SQFT



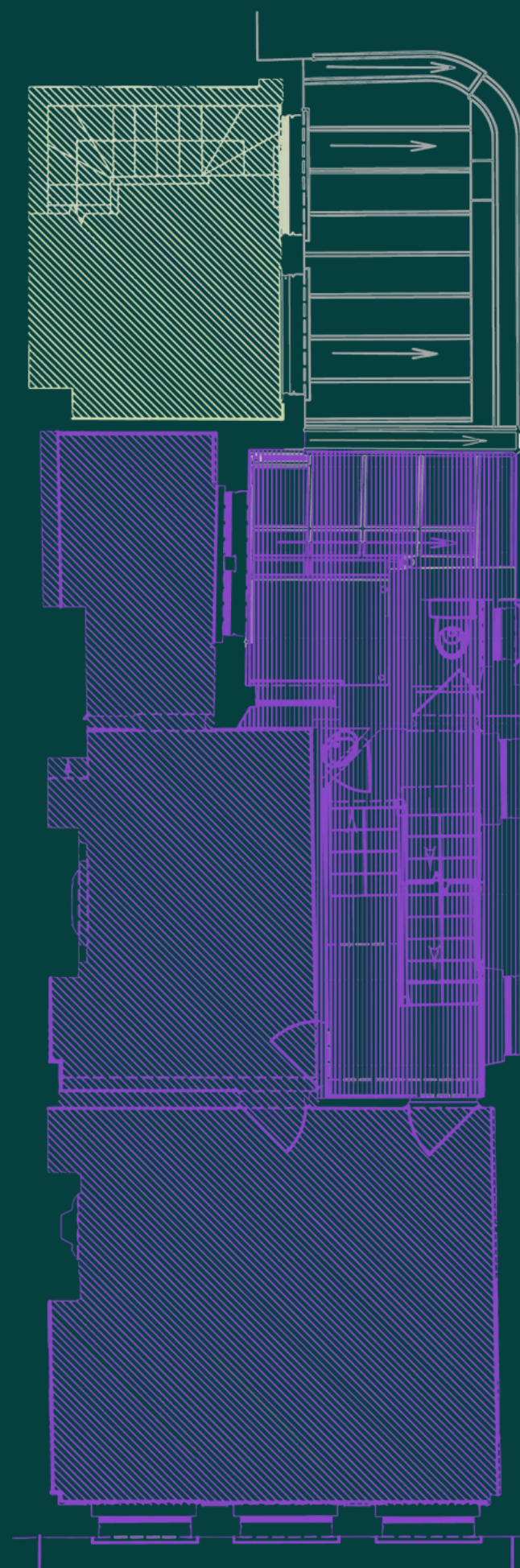
Net Internal Area

**Rear Part Ground Floor** 20.3 SQM/ 219 SQFT



Net Internal Area

**First Floor** 20.3 SQM/ 219 SQFT



# RIB

ROBERT IRVING BURNS

## Accommodation

## Floor Plans

Not to scale

-  NIA AREA AVAILABLE
-  NOT AVAILABLE



## LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

## VAT

The property is elected for VAT.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

Available on request.

## FLOOR PLANS

Scaled plans available on request.

## BUSINESS RATES

All interested parties are advised to make their own enquires.  
Current rateable value can be found [here](#).

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.  
Misrepresentation Act 1967.  
December 2023

RIB

ROBERT IRVING BURNS

## CONTACT US

For more information or to arrange a viewing please contact:

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Strictly through Robert Irving Burns.