PRIME SOHO BUILDING TO LET
61 POLAND STREET, LONDON W1

PRIVATE NIGHTCLUB / MEMBERS BAR - EXTREMELY RARE 3AM PREMISES LICENCE IN SOHO

LOCATION
The building is located on Poland Street close to the junction with Broadwick Street in the vibrant heart of Soho.

Operators close by include October's Very Own, Aime Leon Dore, YMC, Axel Arigato, Social Eating House, Barrio Central and The Star & Garter. Piccadilly Circus Underground Station is located a short walk from the property.

ACCOMMODATION
The building is arranged over 5 floors, offering the following approximate areas:

Ground Floor	750 sq/ft	Second Floor	529 sq/ft
Mezzanine	157 sq/ft	Third Floor	529 sq/ft
Basement	1,075 sq/ft	Fourth Floor	130 sq/ft
First Floor	529 sq/ft	Roof Terrace	402 sq/ft

Total Area   4,101 sq/ft

RENT
Offers in excess of £225,000 per annum exclusive.

LEASE
The premises are to be made available by way of a new lease for a term to be agreed to be contracted outside the Landlord and Tenant Act.

EPC
Available on request.

RATES
Rateable Value	£107,000
Rates Payable 2022/2023	£54,784 per annum

The above figures are an estimate and may be subject to rates relief. Interested parties should check with the Local Authority.

USE / PLANNING
We understand the premises has a permitted use for a bar / private members club. The premises benefit from having a very rare late night licence permitting the following:

Sale of Alcohol	10h00 – 03h00
Playing of Recorded Music	10h00 – 03h00
Performance of Live Music	09h00 – 03h00
Performance of Dance	09h00 – 03h00

COSTS
Each party is to pay their own legal costs incurred in the transaction. The incoming tenant is to pay the landlord's retained agents fees.

VIEWING
Viewings to be strictly arranged through sole retained agents, Blanchflower Lloyd Baxter:

Oliver Fowler: ofowler@blb.uk.com
Tel: 07900 217624

experian

BLANCHFLOWER
LLOYD BAXTER
RETAIL PROPERTY CONSULTANTS

NOEL STREET
BERWICK STREET
D'ARBLAY STREET
WARDOUR STREET
SHERATON STREET
POLAND STREET
SWAN HOUSE
PORTLAND MEWS
LIVONIA STREET
BERWICK STREET
WARDOUR MEWS
BROADWICK STREET
INGESTRE PLACE
LEXINGTON STREET
COLQUHOUN HOUSE
SILVER PLACE
HOPKINS STREET
DUCK LANE
KEMPS COURT
HUCKLE TREE
PARGITER COURT

WAVERLEY HOUSE
ENT 7 - 12

VACANT RESTAURANT
SOHO FOOD & WINE CONV STO & POST OFFICE
HEADMASTERS HAIR
SNAIL & HARE BEAUTY SALON
BODEAN'S BBQ
YMC LADIES & MENS WEAR
AMERICAN RESTAURANT
PHONICA RECORDINGS
UNDER ALTERATION
ENTRANCE
OFFICE
ERATION
OFFICE

THE CIRCLE TATTOOIST
B.ZAR HAIR
STRIP
BEAUTY SALON
ONE BY ONE
L/WR&M/WR
FADIGA (ITALIAN REST)
CO & KO ASIAN REST
VAC REST
VASCO & PIERO'S PAVILION ITALIAN RESTAURANT
BLANKETTE FRENCH REST
VAC. BANK/FIN
OFFICE
THE SOHO SCREENING ROOMS
CINEMA
DAI CHI CHINESE REST
VACANT
KASA AND KIN RESTAURANT
ENT TO HOTEL
DENTAL SURGERY
SMITHS HAIRDRESSING
SOCIAL EATING HOUSE BRITISH RESTAURANT
DAVID'S ROAD
KKU VIETNAMESE REST
BARRIO CENTRAL BAR
OFFICE
VACANT
STAR & GARTER PH
LEON TAKE AWAY
TAPAS BRINDISA SPANISH RESTAURANT

BAKER OF LONDON
ADAM OF MAYR
R.M. WILLIAMS L/WR&M/WR
TEC'S GROOMING ROOM HAIRDRESSING
SACRED GOLD JWLR
A DAY'S MARCH L/WR&M/WR
TOI & MOI CAFE
OFFICE
SOHO EXPRESS
NUDE CO L/WR&M/WR
D/C/D
KAVISH BEAUTY SALON
CUT & GRIND HAIR
COPITA SPANISH RESTAURANT
OFFICE
SOHO STO
DENTAL SURGERY
ENT
SISTER RAY RECORDINGS
BATHROOM MERCHANT SERVICES
BATHRM FURN
FATT PUNDIT ASIAN REST
MIX MAX
PARTY GOODS
SANDQVIST L ACCESS
FOOTPATROL SHOES
OLIVER SPENCER LADIES & MENS WEAR
ZAGV L/WR&M/WR
FEEL HAIRDRESSING
ONWARD DISPLAY
PRT&PHCPY
OFFICE
SERVICE AREA
THE IVY SOHO BRASSERIE BRITISH RESTAURANT
OVO LADIES & MENS WEAR
VACANT
AMIE LEON DORE
OFFICE

MY PLACE SOHO
RED DOG SALOON AMERICAN REST
VIOLET'S MED REST
MEDITERRANEAN CAFE
FLAT WHITE CAFE
BORDOVICK HOUSEHOLD TEXTILES
SOHO DRY CLEANERS
VACANT
SILK SOUND RECORDING STUDIO
REIGN L/WR&M/WR
SAINT ELMO'S CAFE
ISLAMIC COM CEN
THE BLUE POSTS PUBLIC HOUSE
STUDIO NICHOLSON L/WR&M/WR
YAUATCHA CHINESE RESTAURANT
DUCK & RICE PUBLIC HOUSE
OFFICE
ENTRANCE
UND/ALTN
VACANT RESTAURANT
SIGNS OF UNIVERSE RECS
ENTRANCE
CASS ART & CRAFT
GOOD NEWS CTN
UNIVERSAL WORKS L/WR&M/WR
RECKLESS RECORDS
CHRIS KERR MENS WEAR
OFFICE
GAR
AGENT PROVOCATEUR
HALL FINDING CORE & FEES
CHOC & BAR
BAKER
ENT
TAMARIND KITCHEN INDIAN RESTAURANT
EURO LADIES ACCESSORIES
CLARKS ORIGINALS SHOES
SODERBERG BAKER
WEEKDAY LADIES & MENS WEAR
PHO VIETNAMESE RESTAURANT
ST. MORITZ SPANISH REST
THE EYE COMPANY OPTICIAN
HOUSE OF MINALIMA GIFTS
VACANT
VACANT
UND/ALTN
OFFICE
VAC REST
VACANT
INAMO ASIAN REST
VAC REST
GAIL'S BAKE
OFFICE
AHA MUSIC LONDON MUSICAL INSTRUMENTS (& SHEET MUSIC) (2 RETAIL FLOORS)
THE GEORGE PUBLIC HOUSE SHEPHERD NEAME
LIVE TRUE LONDON HAIR
CHRISTINE LEE & CO SOLICITOR
SOHO JOE PIZZA REST
THE BREAKFAST CLUB CAFE
BIG CHILL HOUSE
BAU SAL
BAR FAM
ITSU JAPANESE RESTAURANT
VEGGIE PRET TAKE AWAY
A.P.C. LADIES & MENS WEAR
ANDREW EDMUNDS RESTAURANT
ANDREW EDMUNDS ART GALLERY (RETAIL)
BYREDO L ACCESS
MAIL BOXES ETC BUS SERV
DUKES CUPBOARD L/WR&M/WR
EYES ON SOHO OPTICIAN
ROBI WALTERS ART GAL (RET)
TEMPER REST
AXEL ARIGATO SHOES
TRENCHARD HOUSE
DWELLINGS
DWELLING
SOHO FRAM
BEAUTY SALON
FACE CONSCIOUS
PIATTA
OUR LEGACY
SUNSPEL L/WR&M/WR
POPIC FRAM
NORTH
50 metres