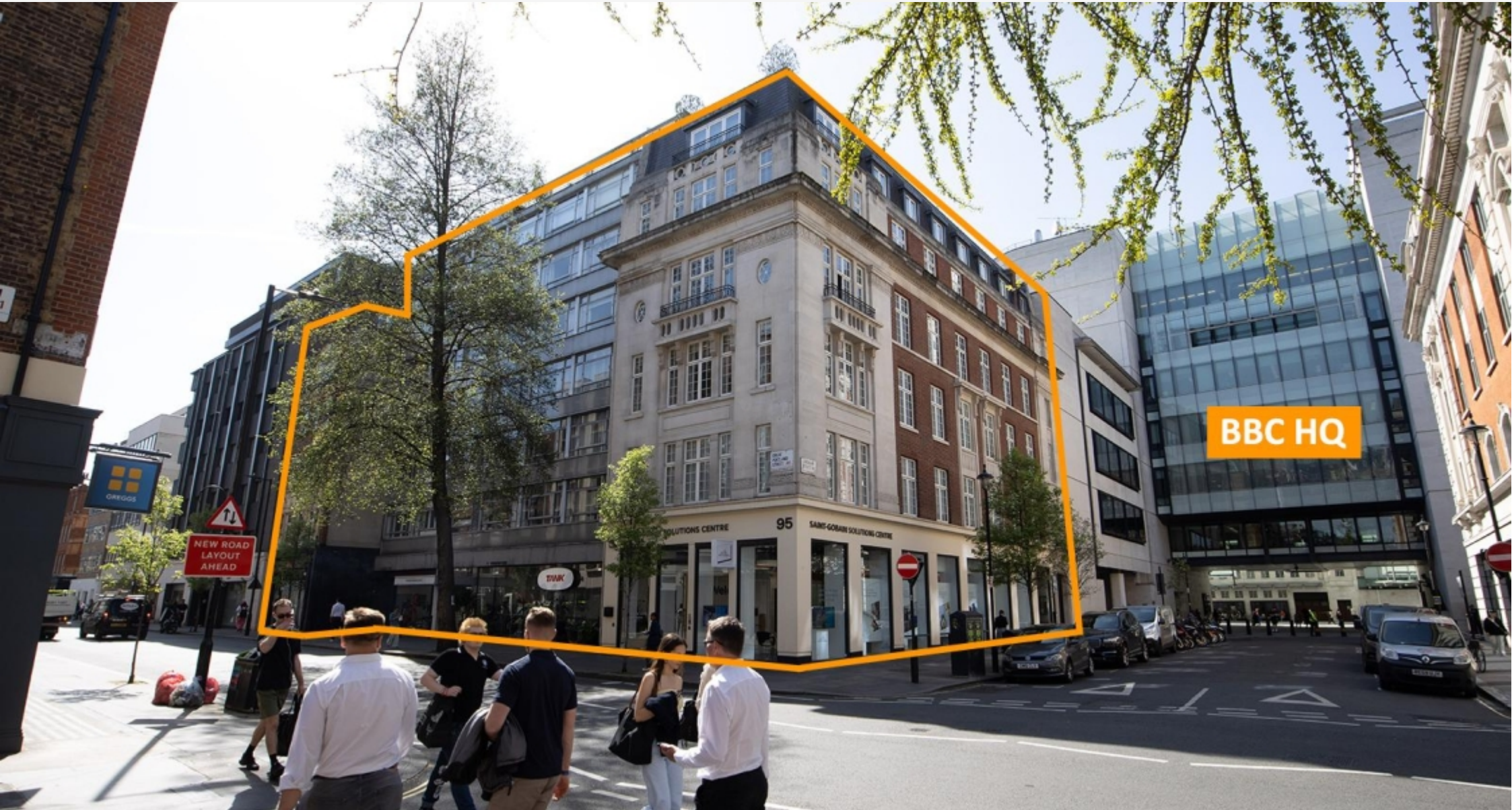


Lot 9, 65 Great Portland Street & 9 All Souls Place, 97-99 Great Portland Street, and 65  
Great Portland Street & 30-34 Langham Street, London,

W1W 7NY

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



## Property Information

### Freehold Ground Rent Investment

- Rarely available West End Ground Rent
- Well situated in London's West End, adjacent to the BBC Headquarters
- Substantial mixed-use asset arranged over three blocks
- Valuable commercial reversions in 2077 and 2086
- Further valuable residential reversions on 3 x flats in 2077 and 1 x flat in 2086
- Frontages onto Great Portland Street, Langham Street and All Souls Place
- Additional income derived from a telecoms mast
- Approximate floor area of 2,880.67 sq. m. (30,923 sq. ft.) on a site of 0.26 Acres
- VAT free investment

#### Lot

6

#### Auction

6th May 2026

#### Rent

£16,203 per Annum Exclusive

#### Status

Available

#### Sector

Ground Rent

#### Auction Venue

Live Streamed Auction

On Behalf of an Oxford College

### Location

- Miles** 300 metres North of Oxford Circus, 500 metres South of Regents Park
- Roads** A40, A501,
- Rail** Oxford Circus (Bakerloo, Central, Victoria Lines), Great Portland Street (Circle, Hammersmith & City, Metropolitan Lines), Regents Park (Bakerloo Line)
- Air** London Heathrow Airport, London Gatwick Airport, London City Airport

### Situation

The property is prominently situated on the west side of Great Portland Street, with frontages onto All Soul's Place and Langham Street as well as being adjacent to the BBC Headquarters, in the heart of London's West End. The property is extremely well connected being 300 metres north of Oxford Circus and 500 metres south of Regents Park with Oxford Circus, Great Portland Street and Regents Park Underground stations all within walking distance.

### Tenure

Freehold.

### Description

The property comprises a substantial mixed-use asset arranged over three blocks.

85 Great Portland Street provides ground floor retail accommodation with ancillary accommodation on the basement, first, second, third and fourth floors and benefits from rear access from All Souls Place. Immediately to the rear sits 5 All Souls Place, a four storey residential building providing 4 flats

87-93 Great Portland Street provides three ground and basement floor retail units together with 18 flats on the upper 6 floors accessed from a ground floor entrance hallway and benefits from rear access from All Souls Place. A telecoms mast and equipment occupy the roof space.

95 Great Portland Street and 30-34 Langham Street provides a showroom arranged over the ground and basement floors together with 5 separately accessed flats on the upper floors, accessed from the side via Langham Street.

### VAT

VAT is not applicable to this lot.

### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 9, 88 Great Portland Street & 5 All Souls Place, 87-93 Great Portland Street, and 95 Great Portland Street & 30-34 Langham Street, London,

W1W 7NY

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



## Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
85 Great Portland Street	Ground Basement First Second Third Fourth	Retail Ancillary Office Office Office Office	127.02 72.45 39.60 39.60 38.50 34.80	(1,367) (700) (426) (426) (414) (374)	FREEHOLD PROPERTIES 250 LIMITED	Approx. 99 years from 29/09/1986 until 03/01/2086 (1)	£100
5 All Souls Place	Ground First Second Third	Residential 4 flats	237.08	(2,552)			
87, 91 & 93 Great Portland Street	Ground Mezzanine Basement	Retail Office Ancillary	322.20 5.70 381.90	(3,468) (61) (4,110)	TANK MEDIA LIMITED	99 years from 29/09/1978 until 28/09/2077	£2,000 Rising to £3,000 pa in 2028 and £4,000 in 2053
89 Great Portland Street	Ground First Second Third Fourth Fifth Sixth	18 flats	1,260.86	(13,572)	PORTLAND APARTMENTS LIMITED	99 years from 29/09/1978 until 28/09/2077 (2)	£2,000 Rising to £3,000 pa in 2028 and £4,000 in 2053
87, 91 & 93 Great Portland Street	Roof	Telephone Mast	-	-	Licence with PORTLAND APARTMENTS LTD (3)	15 years from 13/12/2011 until 12/12/2026	£12,000 (3)
95 Great Portland Street	Ground Basement	Retail Ancillary	130.70 190.26	(1,406) (2,047)	30 LANGHAM STREET LIMITED	999 years from 11/10/1919	£78
30-34 Langham Street	Ground First Second Third Fourth Fifth	5 flats			30 LANGHAM STREET LIMITED	998 years from 11/10/1919	£25
Great Portland Street	Basement	Substation	-	-	THE LONDON ELECTRICITY BOARD	60 years from 29/09/1963 (Holding Over)	a shilling

# Lot 9, 33 Great Portland Street & 9 All Souls Place, 37-39 Great Portland Street, and 39 Great Portland Street & 30-34 Langham Street, London,

**W1W 7NY**

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
<b>Total Approximate Floor Area</b>			<b>2,880.67</b>	<b>(30,923)</b>			<b>£16,203</b>

(1) The four flats are subject to individual underleases. One flat is held on its original underlease expiring in 2085. The remaining three flats have had their leases extended to expire in 2175.

(2) The 18 flats are subject to individual underleases. Three flats are held on their original underleases expiring in 2077. The remaining 15 flats have had their leases extended to expire in 2167.

(3) An underlease is in place between Portland Apartments Ltd and Vodafone Ltd for use of the telecommunications equipment on the roof. The current total rent paid by Vodafone Ltd to Portland Apartments Ltd is £24,000 per annum. A licence is in place between the Freeholder and Portland Apartments Ltd, by which the Freeholder receives 50% of the total underlease rent.

N.B. The commercial floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

Lot 9, 66 Great Portland Street & 9 All Souls Place, 97-99 Great Portland Street, and 66  
Great Portland Street & 30-34 Langham Street, London,

W1W 7NY

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



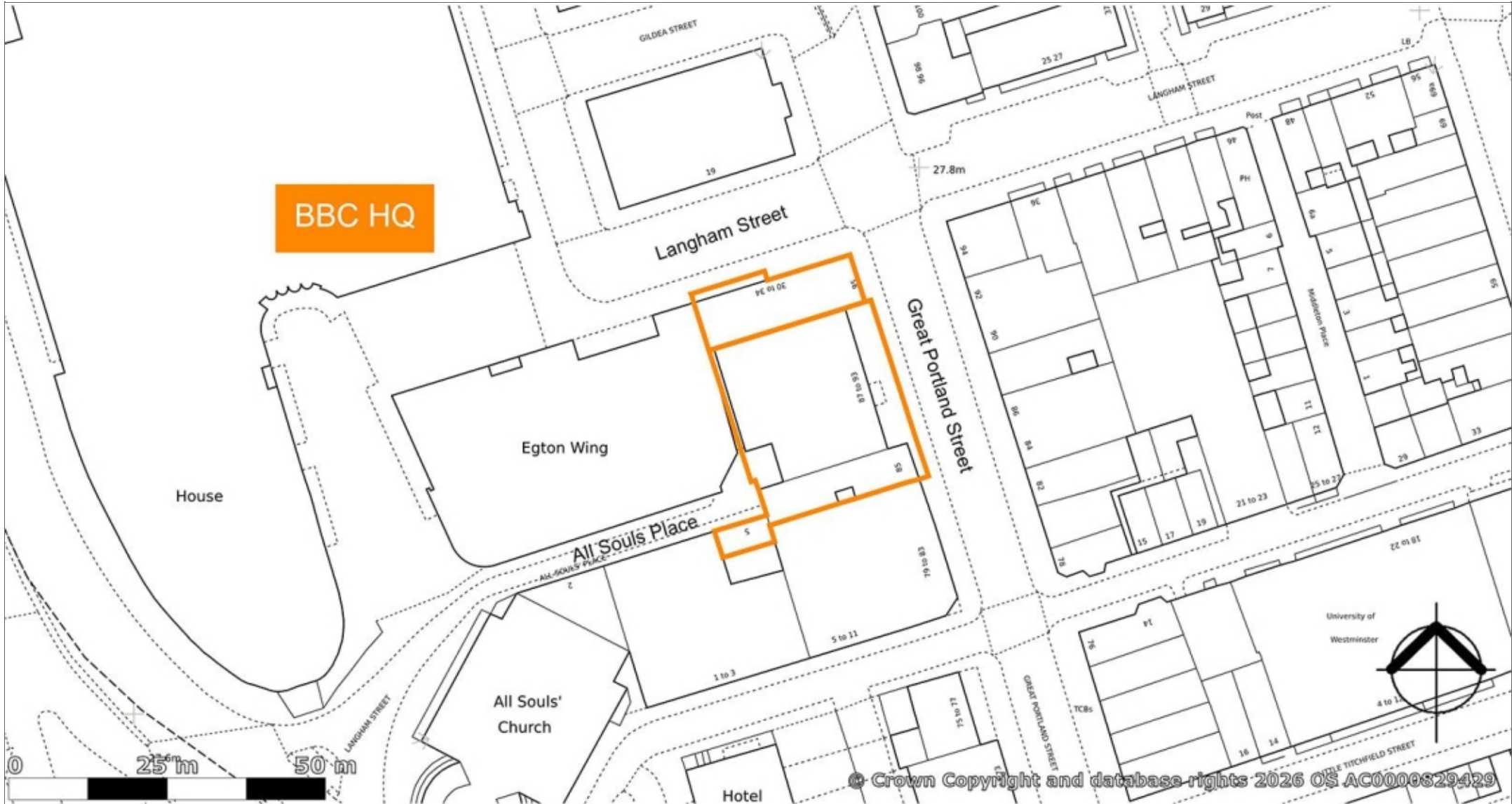
Freehold Ground Rent Investment

[www.acutus.co.uk](http://www.acutus.co.uk)

# Lot 9, 66 Great Portland Street & 9 All Souls Place, 67-68 Great Portland Street, and 69 Great Portland Street & 30-34 Langham Street, London,

W1W 7NY

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



Lot 9, 66 Great Portland Street & 9 All Souls Place, 97-99 Great Portland Street, and 66  
Great Portland Street & 30-34 Langham Street, London,

W1W 7NY

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



**Lot 9, 66 Great Portland Street & 9 All Souls Place, 67-68 Great Portland Street, and 69**

**W1W 7NY**

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



Lot 9, 66 Great Portland Street & 9 All Souls Place, 97-99 Great Portland Street, and 66  
Great Portland Street & 30-34 Langham Street, London,

W1W 7NY

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



Lot 9, 66 Great Portland Street & 9 All Souls Place, 97-99 Great Portland Street, and 66  
Great Portland Street & 30-34 Langham Street, London,

**W1W 7NY**

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



## Contacts

### Acuitus

**Charlie Powter**

+44 (0)20 7034 4853

+44 (0)7768 120 904

[charlie.powter@acuitus.co.uk](mailto:charlie.powter@acuitus.co.uk)

**Alexander Auterac**

+44 (0)20 7034 4859

+44 (0)7713 135 034

[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

**Farrer & Co LLP**

66 Lincoln's Inn Fields

London

WC2A 3LH

**Jamie Goldberg**

020 3375 7000

[jamie.goldberg@farrer.co.uk](mailto:jamie.goldberg@farrer.co.uk)

**Mark Gauguier**

020 3375 7000

[mark.gauguier@farrer.co.uk](mailto:mark.gauguier@farrer.co.uk)

### Associate Auctioneers



**Cluttons Investment Management (UK) LLP**

Yarnwicke, 119-121 Cannon Street

London

EC4N 5AT

**Jamie McCombe**

44 (0) 20 7408 1010

+44 (0) 7958 207 027

[jamie.mccombe@cluttons.com](mailto:jamie.mccombe@cluttons.com)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024