

Lot 10

£174,450 Per Annum
Exclusive (plus two
vacant floors)

14/15 D'Arblay Street, Soho,
London, W1F 8DZ

Prominent Freehold Central London Investment and Refurbishment Opportunity



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Cinema	156.08 sq m	(1,680 sq ft)	MR. YOUNGS PREVIEW THEATRE LIMITED (1) t/a Soho Screening Rooms	5 years from 25/03/2017 until 24/03/2022	£120,000	Fixed rental uplift to £125,000 pa on 23/03/2021
Basement	Cinema	178.74 sq m	(1,924 sq ft)				
First	Office	111.48 sq m	(1,200 sq ft)	VACANT	-	-	-
Second	Office	72.93 sq m	(785 sq ft)				
Third	Office	78.97 sq m	(850 sq ft)	AIKEN SPENCE LIMITED t/a Perfect Day Creative Branding Agency	5 years from 14/01/2016 until 13/01/2021 (2)	£31,875	-
Fourth	Office	59.92 sq m	(645 sq ft)	AIKEN SPENCE LIMITED t/a Perfect Day Creative Branding Agency	5 years from 14/01/2016 until 13/01/2021 (2)	£22,575	-
Total		658.12 sq m	(7,084 sq ft)			£174,450	

(1) Soho Screening Rooms have served film, television and media companies for over 50 years and are the only independent trade preview screening complex (www.sohoscreeningrooms.co.uk). The tenant has been in occupation for about 30 years. A rent deposit of £32,05.92 is held.

(2) The lease is drawn up outside the provisions of the Landlord & Tenant Act 1954. The tenant has been in occupation for about 15 years.



Description

The property comprises a five storey building arranged as a cinema preview theatre on the ground & basement floors, with separately accessed offices arranged on the first, second, third and fourth floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Planning

The upper floors may be suitable for alternative uses subject to obtaining all the necessary consents. All enquiries should be made via Westminster City Council (www.westminster.gov.uk/planning).

Six Week Completion

Energy Performance Certificate

Various. See legal pack at www.acuitus.co.uk.

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Key Details

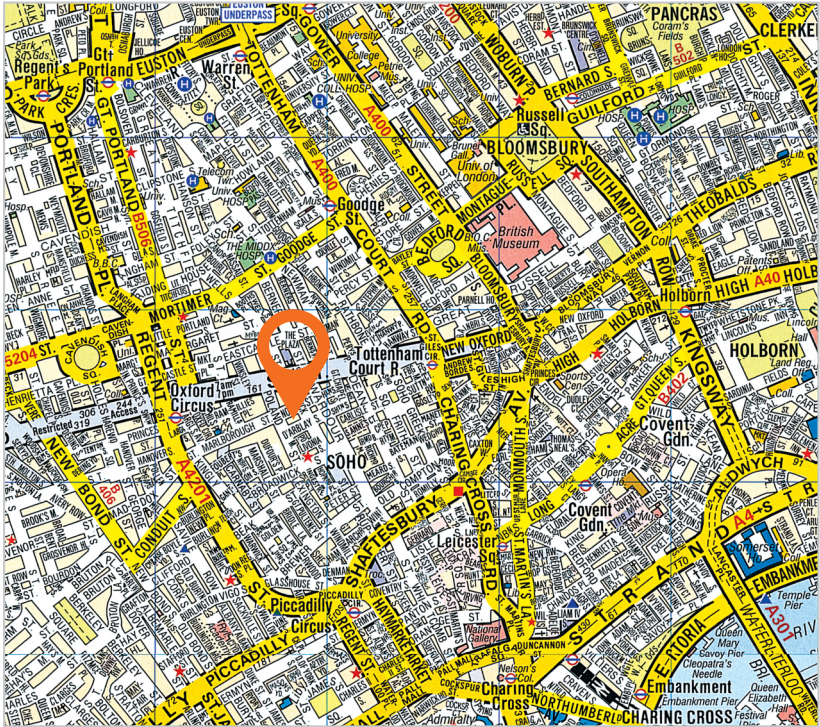
- First time on the market for approximately 40 years
- Comprises a Cinema Preview Theatre and four floors of offices above, totalling about 658.12 sq m (7,084 sq ft)
- Cinema Preview Theatre - in occupation for over 30 years
- Third/fourth floor - tenant in occupation for over 15 years
- Asset Management Opportunities including Imminent Lease Renewal, Refurbishment and Change of Use Potential
- Excellent location in the heart of vibrant Soho
- VAT-free Investment
- Low Capital Value per sq ft on Guide Price (Approx £670 per sq ft)

Location

Miles: 0.3 miles south-east of Oxford Circus
Roads: Oxford Street (A40)
Rail: Oxford Circus (Central, Bakerloo, Victoria Lines), Tottenham Court Road (Central, Northern Lines)
Air: London City, London Heathrow

Situation

Soho, which forms part of London's West End and is a long established media and entertainment area. The area benefits from excellent rail connections being a short walk from both Oxford Circus (Central, Bakerloo & Victoria Lines) and Tottenham Court Road (Central & Northern Lines, and imminent Crossrail - Elizabeth Line). The property is situated in a very prominent location on the north side of D'Arbly Street, in the heart of Soho, between Berwick Street and Poland Street. Nearby occupiers include numerous restaurants, cafe's and bars.



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