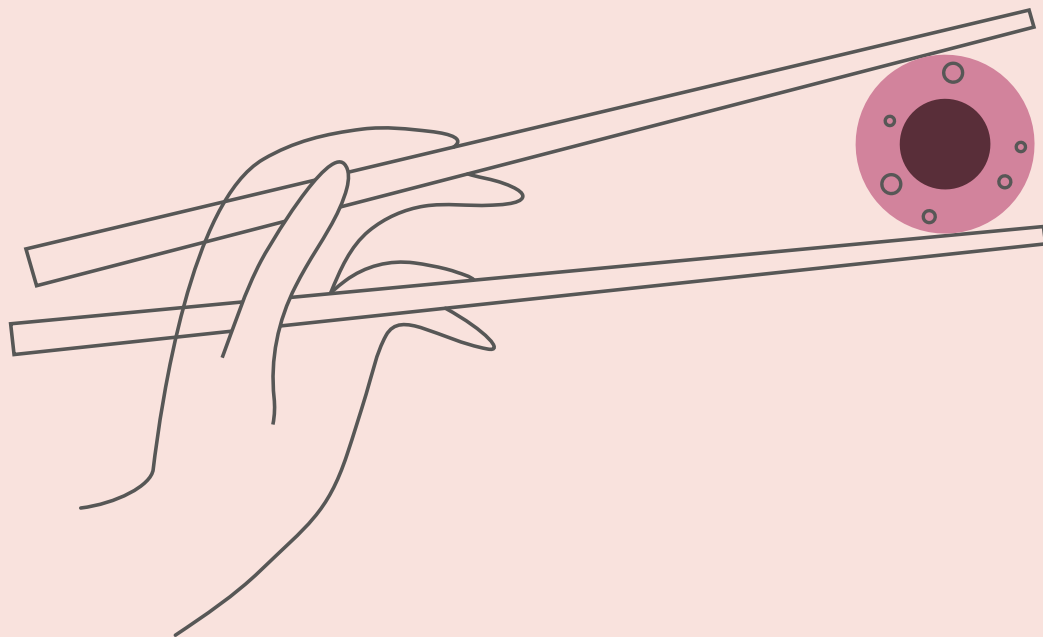


# No55

## POLAND STREET SOHO

Prime restaurant opportunity in the heart of Soho  
2,846 sq ft



# PRIME OPPORTUNITY

Sitting in the heart of Soho, 55 Poland Street offers 2,846 sq ft of class E space across the ground and lower ground floors, ideal for an ambitious restaurant.

The ground floor benefits from a courtyard, perfect for outdoor dining and the lower ground floor boasts impressive ceiling heights and natural splits, making it well-suited for open kitchens or private dining areas.



Exterior



Ground floor



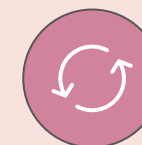
Prime Soho location



Courtyard on ground floor



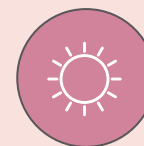
Class E space



Extraction identified



Excellent natural light



Lower ground floor lightwell



Storage space included

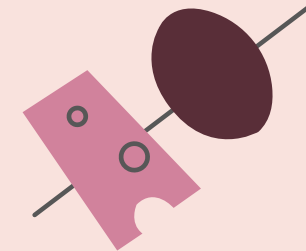


3 phase power





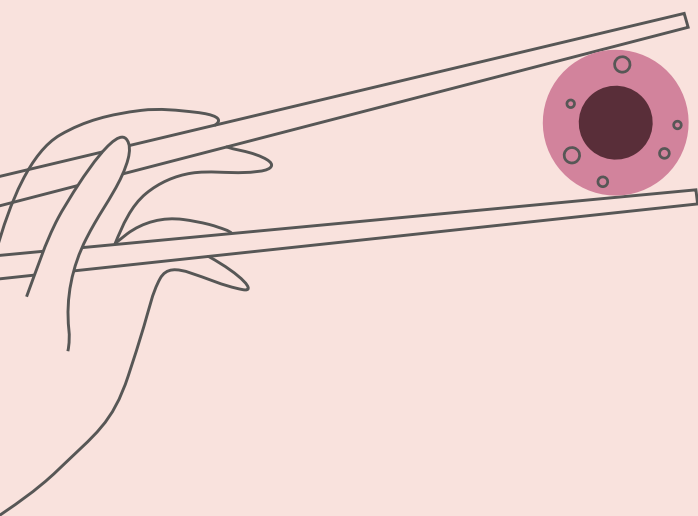
Ground floor courtyard



# AREAS

The premises are arranged across the ground and lower ground floors across the following approximate net internal floor areas:

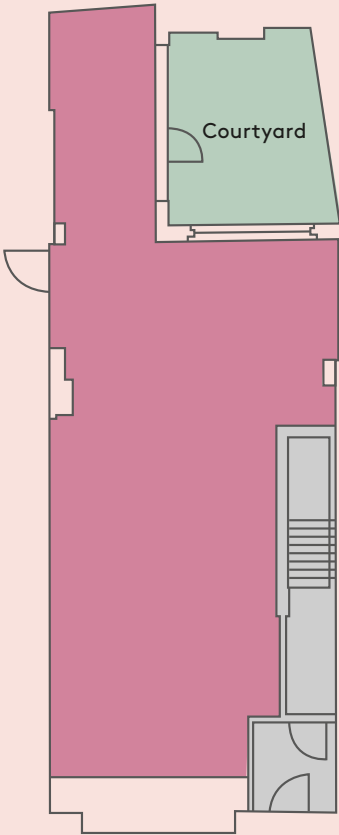
FLOOR	SIZE (SQ FT)	SIZE (SQ M)
Ground	765	71.1
Lower ground	1,993	185.2
Lower ground storage	88	8.2
Total	2,846	264.5



Ground floor

# GROUND FLOOR

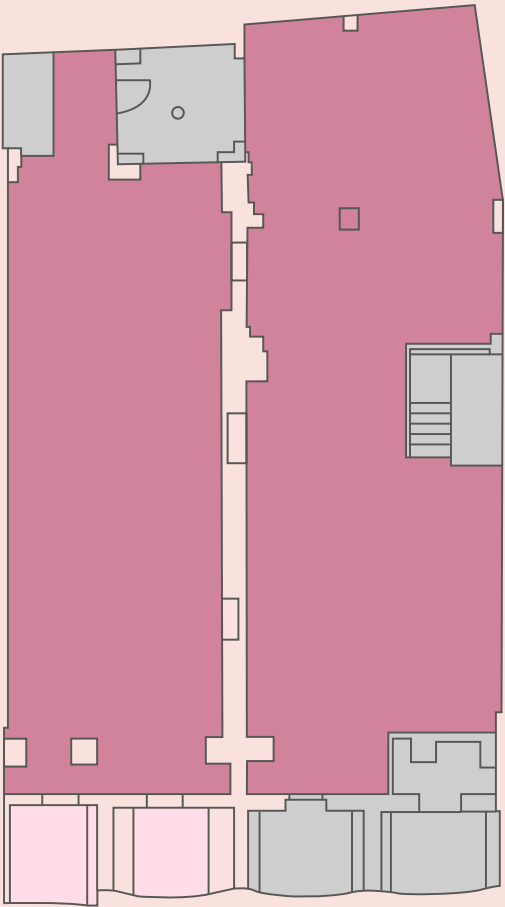
765 SQ FT / 71.1 SQ M



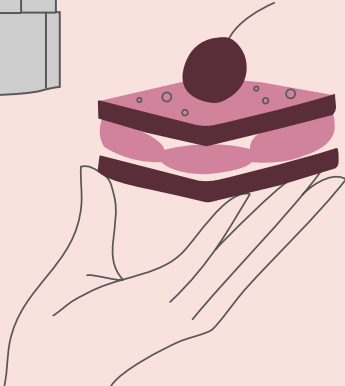
POLAND STREET

# LOWER FLOOR

2,081 SQ FT / 193.4 SQ M



POLAND STREET





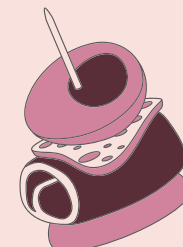
# BUZZING SOHO

Poland Street is a lively and eclectic destination in the heart of Soho, making it an ideal spot for a vibrant restaurant.

The area is known for its stylish boutiques, creative agencies, and buzzing nightlife, ensuring a steady stream of diners from morning to late night. The property also benefits from excellent transport connectivity with Oxford Circus and Tottenham Court Road stations close by.



Kingly Court





## HOTELS

1. Courthouse Hotel
2. The Soho Hotel
3. Dean Street Townhouse
4. Hazlitt's
5. Ham Yard
6. Broadwick Soho
7. Karma Sanctum

## RESTAURANTS

1. 1947
2. Aqua Kyoto
3. Flat Iron
4. Pastaio
5. Dishoom
6. Ugly Dumpling
7. Polpo
8. INKO NITO
9. Bob Bob Ricard
10. Andrew Edmunds
11. temper
12. Yauatcha
13. The Ivy
14. The Duck & Rice
15. Blacklock
16. Randall & Aubin
17. 100 Wardour Street
18. Inamo
19. Bubala
20. Obicà
21. Barrafinà
22. Cay Tre
23. BAO

## CULTURE

1. The Photographer's Gallery
2. Soho Theatre
3. 21 Soho
4. Sondheim Theatre
5. Frith Street Gallery

## BARS

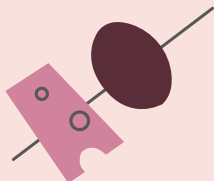
1. Cahoots
2. Antidote Wine Bar
3. Soho House
4. The Piano Bar
5. Mr Fogg's
6. Brewdog
7. Ember Yard
8. Ronnie Scott's
9. Century Club

## RETAIL

1. Liberty
2. Breitling
3. Lululemon
4. Percival
5. END.
6. Byredo
7. A.P.C
8. Ted's Grooming Room
9. Sister Ray
10. Oliver Spencer

## GYMS

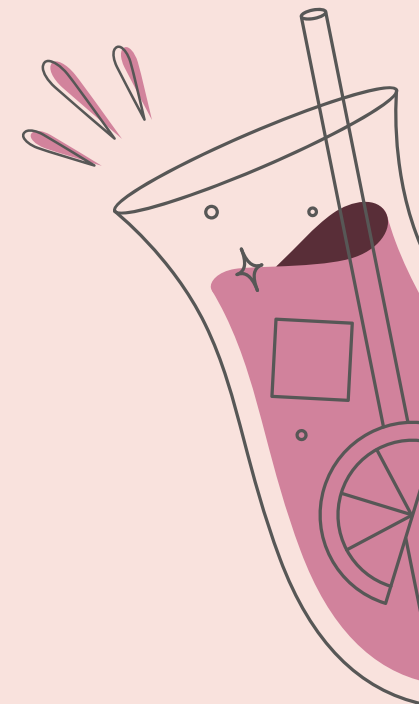
1. Fitness Lab
2. F45
3. SoulCycle
4. Barry's
5. Thirdspace



# No55

## POLAND STREET

### SOHO



#### TENURE

The property is available by way of a new fully repairing and insuring lease for a term to be agreed, subject to upwards only rent reviews every 5 years.

Lease to be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II), as amended.

#### RENT

Upon Application.

#### USE CLASS

Class E

#### BUSINESS RATES

Interested parties are advised to make their own enquiries with Westminster Council.

#### HANDOVER SPECIFICATION

Shell & Core condition.

The unit will be delivered with a 3 phase power supply.

Extraction route identified.

#### EPC

Certificate available on request

#### LEGAL COSTS

Each party to bear their own legal costs

#### FURTHER INFORMATION & VIEWING

Viewings are by appointment via sole agents Levy Real Estate.



#### LIV ENGLAND

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07530 807 800

#### MATT PAULSON-ELLIS

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07867 781 811

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