

GLY COURT
SOHO

KING

KINGLY COURT
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KINGLY COURT



BEAK STREET



NEWBURGH STREET

KINGLY COURT

“Soho is the London neighbourhood with the most game-changing foodie hotspots and some of the best restaurants in London. But keep to the main streets, and you might miss some of the best restaurants in Soho. With plenty of backstreets buzzing with secret supper clubs and the latest dining trend, Soho restaurants provide a seemingly never ending list of choices.”

CONDÉ NAST TRAVELLER

KINGLY STREET



An established player on Soho's dining scene since its revolutionary inception over a decade ago, Kingly Court is stepping back into the limelight. As the current ten-year leasing cycle comes to an end, new investment and a new vision are setting the stage for the world's most innovative operators to lead the next iteration of this prime central London location.

Soho is known the world over as London's culinary epicentre. And with its three-storey alfresco courtyard setting, Kingly Court has attracted many critically acclaimed restaurants and best-in-class concepts. The new leasing cycle is a rare opportunity to join diverse yet elevated names like Imad's Syrian Kitchen, Darjeeling Express and Donia. Be a part of Kingly Court's incredible success story and help shape the next phase of this unbeatable destination.

SUCCESS STORIES

KINGLY COURT SOHO KINGLY COURT



200 alfresco seats

4 floors of dining



over 30,000 sq ft



1,300 covers



Imad's Syrian Kitchen

Imad's started out as a charity pop-up for the Choose Love charity in aid of refugees, before leasing 1,250 sq ft on the second floor in 2021. In 2023 the restaurant moved to a larger unit in Kingly Court, almost doubling its space to 2,400 sq ft.

CUISINE

A Syrian chef, entrepreneur and refugee who ran three successful restaurants in Damascus, Imad Alarnab has filled his menu with flavoursome and generous sharing plates informed by traditional Middle Eastern dishes.



“Kingly Court has seen the success of so many innovative new concepts since its inception, and we were determined to be part of the exciting future of this iconic hospitality destination with its perfect location just off Carnaby Street. We are excited to deliver a carefully curated, high-quality, and fresh dining experience to the destination, one that we know will be appreciated by a wide-spread variety of visitors.”

MAXIME AND YANNIS ALARY
Co-Founders of Goldies

Shaftesbury Capital's investment into Kingly Court included reconfiguring the retail unit next to the Carnaby Street entrance to create a prime F&B pitch. The new venue is now home to Goldies, an exciting brand-new live-fire concept created by the team behind Soho restaurant, Blanchette.

Goldies



OKA

OKA leased 560 sq ft on the first floor of Kingly Court in 2015. After several years of overtrading, the restaurant upsized, extending into 1,850 sq ft of another unit and relaunching in 2024.

CUISINE

A sophisticated fusion of Japanese delicacies.



“The restaurant is all about quality. Totally addictive salads and sashimi. A taste of Japanese goodness.”

MARINA O'LOUGHLIN



CUISINE

Donia's food harmonises authentic Filipino flavours with contemporary culinary artistry and the richness of locally sourced British ingredients. Comforting and adventurous, the menu is an homage to tradition with a dash of the unexpected.

“Not only would we want to go back and have pretty much everything we ordered a second time, but we are also desperate to try everything on the menu we didn't manage to have. This is food made with heart and thoughtfully executed and a definite jewel in Kingly Court's crown.”

HOT DINNERS

Donia

“London’s best
concept bar.”

GQ

KINGLY COURT

Cahoots

Originally launched as Disco in 2013, this cocktail bar rebranded and relaunched as Cahoots in 2015, taking 1,850 sq ft at 13 Kingly Court. In 2019, the bar extended into 2,370 sq ft at the separate but linked venue, the Ticket Hall. Currently undergoing refurbishment, it will relaunch again in summer 2024.

CONCEPT

Set inside the abandoned Kingly Court Underground station, Cahoots was created by the Inception Group team, who transformed the space into a 1940's-themed speakeasy serving up quirky cocktails and live entertainment.



SUCCESS STORIES



DONIA

“The food at Donia was fantastic, new to me and a delightful revelation. Service was outstanding, and the wine list was smartly chosen to survive a firefight of new and unusual flavours.”

FINANCIAL TIMES



DONIA

REVIEWS



IMAD'S SYRIAN KITCHEN

“...We should celebrate the arrival of Goldies, a new live-fire restaurant from the Normandy-born team behind the French bistro Blanchette. Goldies does not charge a premium for doing mostly simple things to your food. It is located in a sweet, peach-coloured space in Kingly Court, a fancy restaurant village just behind London’s Carnaby Street, where the open-walled dining rooms expand out into a chatter-frosted central courtyard.”

JAY RAYNER, THE OBSERVER

“Seeing Imad’s own permanent restaurant come into being is a truly wonderful thing. Like legions of others, Imad Alarnab risked his life to be here and like legions of others he has contributed something truly great to London.”

THE TIMES



CAHOOTS

Game Changing Dining

Soho has long been a melting pot of cuisines from all around the world. Over the years the neighbourhood has earned the status as the epicentre of London's dining scene, complementing its reputation as a global shopping destination. From highly acclaimed success stories like Bob Bob Ricard, Andrew Edmunds and The Devonshire to premium elevated concepts such as Mountain, Nessa and Kiln, nowhere else in the world offers such a depth and diversity of restaurants.

Their number continues to grow, with recent and forthcoming openings that include Donia, Goldies, Little Violet Door and the exciting addition of The Broadwick Hotel. Soho is also an experiential leisure destination, home to venues like Ronnie Scott's, Cahoots, Nightjar, Disrepute, Blues Bar, Bar Termini and SOMA. The result is a neighbourhood with broad appeal, drawing everyone from a Gen Z crowd seeking the latest food trends, to the most discerning diners.



- | | | |
|------------------|-----------------------|------------------------|
| 1 Andrew Edmunds | 11 Donia | 21 Ronnie Scott's |
| 2 Bar Crispin | 12 Inko Nito | 22 Sabor |
| 3 Bar Termini | 13 Kiln | 23 SOMA |
| 4 Bebe Bob | 14 Kolamba | 24 Sticks'n'Sushi |
| 5 Blues Bar | 15 Little Violet Door | 25 Sucre |
| 6 Bob Bob Ricard | 16 Miznon | 26 Temper |
| 7 Bubala | 17 The Mountain | 27 The Broadwick Hotel |
| 8 Cahoots | 18 Nessa | 28 The Counter |
| 9 Dishoom | 19 Nightjar | 29 The Devonshire |
| 10 Disrepute | 20 Nopi | 30 Zahter |



Culture Lifestyle

Made up of one square mile of vibrant interconnecting streets, Soho is home to a multi-dimensional mix of international flagships, cultural institutions, creative spaces, independent boutiques and innovative new concept stores. A.P.C., Axel Arigato, END., Golf Wang, Paul Smith, GANNI, Amie Leon Dore, AMI and JW Anderson are among the many successful brands with a presence here.

Carnaby Street, a key retail artery connecting Oxford and Regent Street with Soho, is renowned for its flagships, one-off concepts and independent and lifestyle stores, including Size?, The North Face, Adidas, Birkenstock, Dickies, RIXO and Ray Ban. Complementing the dynamic retail offer is a line-up of world-leading arts and entertainment venues. The London Palladium, Soho Theatre, The Lyric Theatre and The Apollo Theatre sit alongside galleries such as Riflemaker, HENI and The Photographers' Gallery.

SOHO



ami
alexandre mattiussi

GANNI

PANGAIA

A.P.C. AIMÉ LEON DORE

AXEL ARIGATO END.

GOLF JWANDERSON

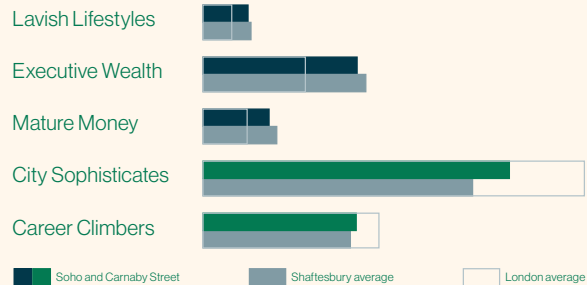
Paul Smith Supreme



The community of Soho is made up of a compelling mix of national and international tourists, affluent and highly creative office population and diverse residential catchment.

28 million visitors to Carnaby Street
2,200 retail stores
1,100 restaurants
c.290,000 local workers
c.5,800 residents
c.7,100 hotel rooms

Both Soho and Carnaby Street attract an affluent consumer with almost 50% falling into the two most affluent Acorn categories. Levels of Executive Wealth far exceed the London average and there are higher levels of City Sophisticates.

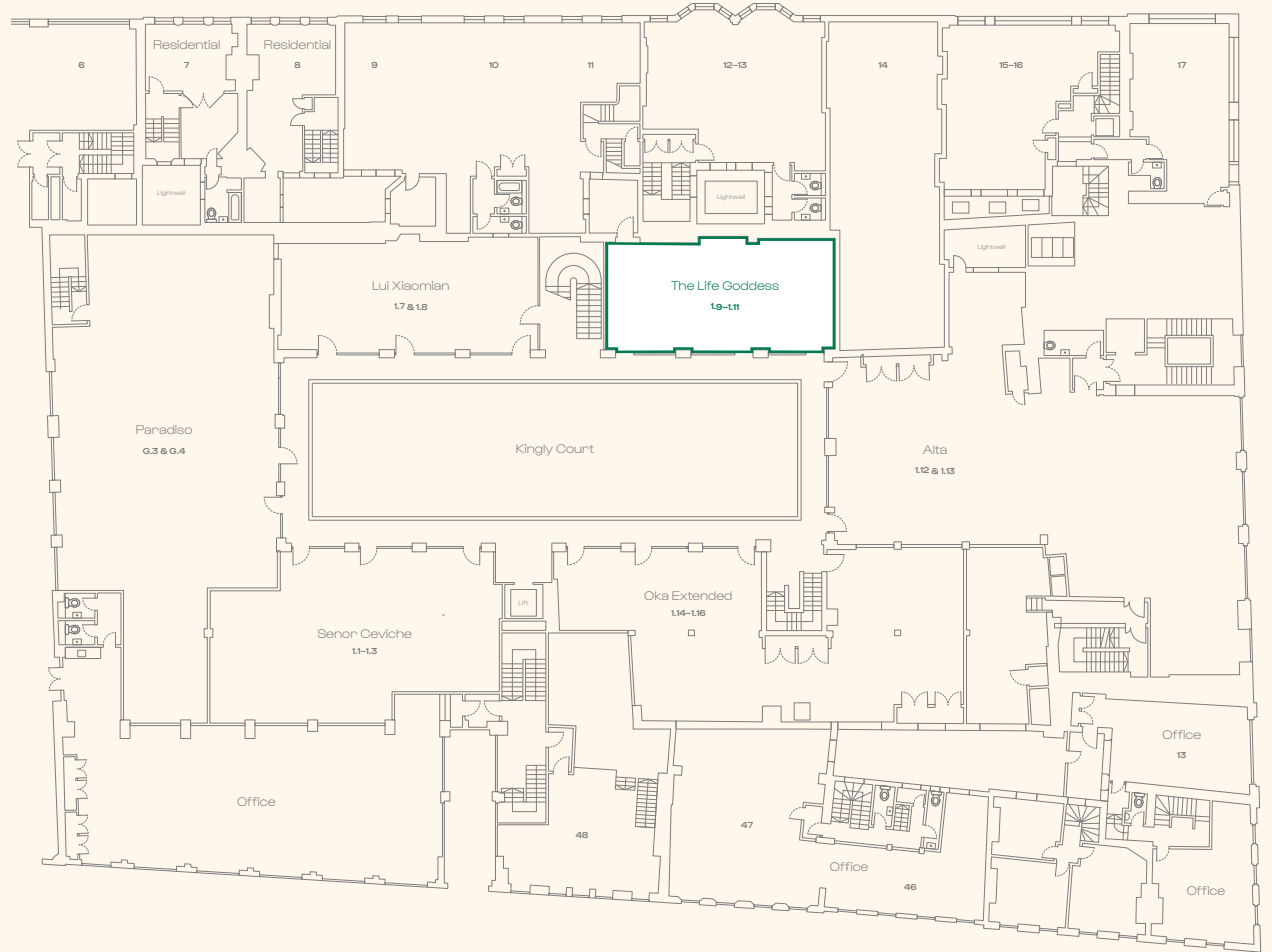


The Consumer

The Opportunity

A unique, world-class restaurant opportunity in the West End's premier dining destination, featuring active frontage on the first floor of Kingly Court.

KINGLY COURT



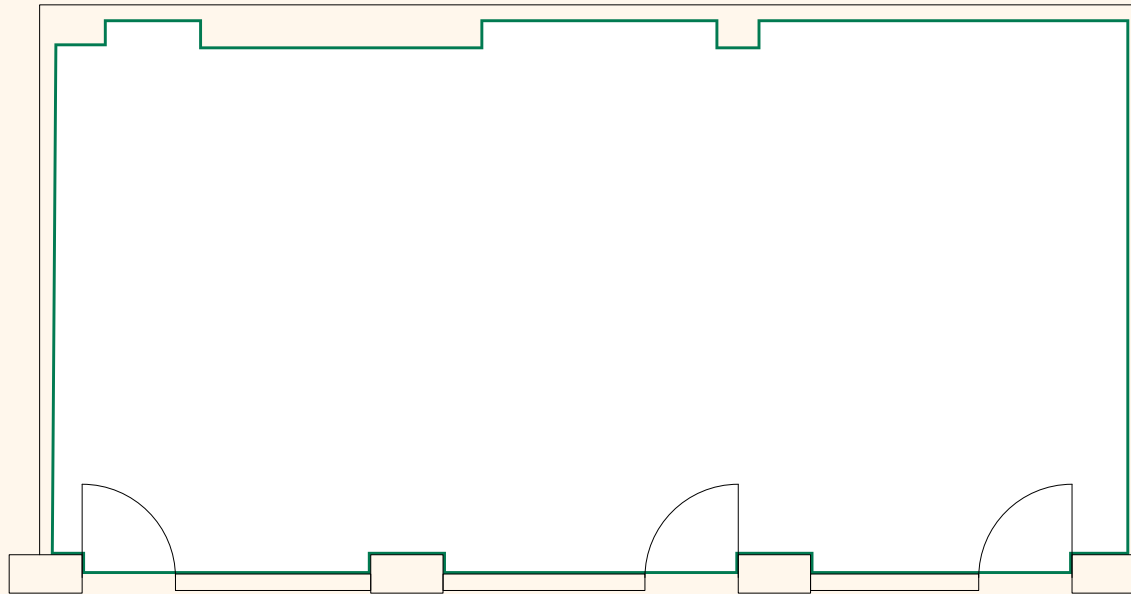
THE OPPORTUNITY

FIRST FLOOR

1.9-1.11 Kingly Court

FLOOR AREA (GIA)

First 795 sq ft



FIRST FLOOR

KINGLY COURT

FLOORPLANS

Planning, licensing & terms

LEASE TERMS

A new 10 year effective FRI lease subject to a 5 yearly upward only rent reviews.

RENT

Base rent upon application. The base rent will be exclusive of rates, VAT and all other outgoings. The operator will be required to put forward a percentage of turnover, such that the higher of the base rent or turnover is payable.

PLANNING

The unit benefits from E Class restaurant use and all necessary planning consents.

LICENSING

Existing alcohol licences to be transferred to operator.

Monday to Thursday	10:00 – 23:30
Friday and Saturday	10:00 – 00:00
Sunday	12:00 – 22:30

The licence allows for up to 10 cover for bar use, on and off sales are permitted.

SERVICE CHARGE

There will be a building service charge payment. Further details can be made on request.

SUMMARY OF CONDITION

A unit specification will be available upon request.

AVAILABILITY

Upon completion of legal formalities.

RATEABLE VALUE

Upon request.

LEGAL COSTS

Each party to bear its own legal costs.

About Shaftesbury Capital

Our purpose is investing to create thriving destinations in London's West End where people enjoy visiting, working and living.

Shaftesbury Capital PLC is the leading central London mixed-use REIT and is a constituent of the FTSE-250 Index. Our property portfolio, valued at £5.4 billion, extends to 2.8 million square feet of lettable space across the most vibrant areas of London's West End.

With a diverse mix of restaurants, cafés, bars, shops, residential and offices, our destinations include the high footfall, thriving neighbourhoods of Covent Garden, Carnaby, Soho, and Chinatown. Our properties are close to the main West End Underground stations and transport hubs for the Elizabeth line.

Shaftesbury Capital shares are listed on the London Stock Exchange and the Johannesburg Stock Exchange.

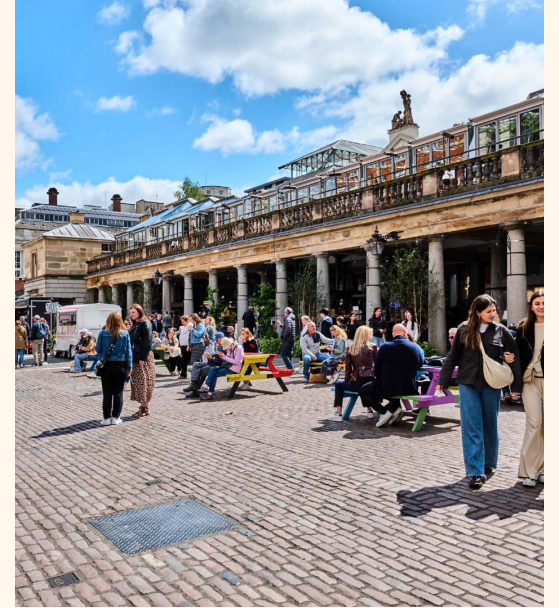
www.shaftesburycapital.com



CARNABY STREET



SEVEN DIALS



COVENT GARDEN



CHINATOWN

GLY COURT
SOHO

KING

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