25 LEXINGTON ST

· USE CLASS E(C) ·

ALTERNATIVE USES MAY ALSO BE CONSIDERED, SUBJECT TO THE NECESSARY CONSENTS AND A DEED OF VARIATION

AVAILABLE FROM JANUARY 2027

1,608 SQ.FT

G & LGF

ROBERT IRVING BURNS

DESCRIPTION

This unique, self-contained ground and lower ground floor retail premises is situated in the heart of Soho and offers an impressive and characterful trading environment.

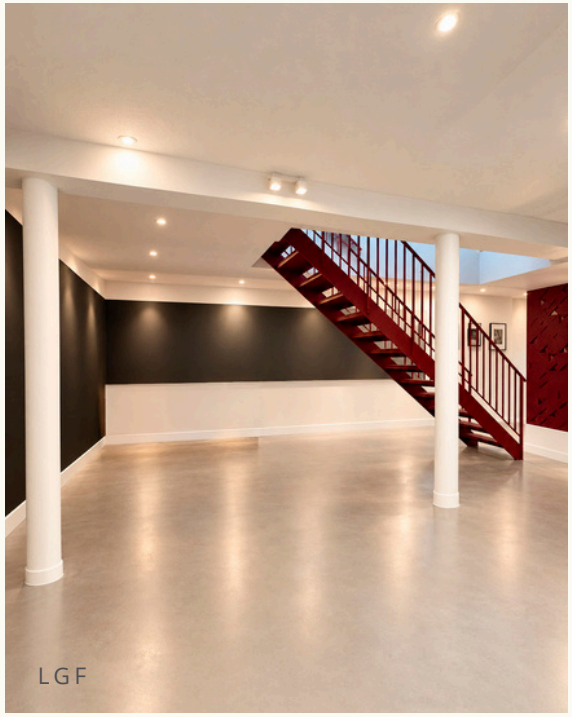
The accommodation benefits from a striking cast-iron staircase connecting the ground and lower ground floors, while an impressive rear skylight floods the premises with natural light and helps create a bright, open feel throughout.

The ground floor features attractive engineered timber flooring, spot lighting throughout and excellent street frontage, providing strong visibility and an impressive shopfront presence.

The combination of character features, natural light and strong frontage makes the premises well suited to a variety of retail, showroom and other Class E occupiers.

FINANCES

FLOOR	LGF	GF	TOTAL
SIZE (SQ.FT.)	848	760	1,608
QUOTING RENT INCL. SERVICE CHARGE (P.A.)			£105,000
ESTIMATED RATES PAYABLE (P.A.)			£37,920
ESTIMATED OCCUPANCY COST (P.A.)			**£142,020**



PROPERTY DETAILS

The premises are suitable for office accommodation within Use Class E(c) and would be particularly well suited to architectural and design practices, property businesses, professional services firms, consultants, agencies and other client-facing commercial occupiers.

Alternative uses may also be considered, subject to the necessary consents and a Deed of Variation.

AMENITIES

- Self-contained accommodation
- Ground & lower ground floors
- Cast-iron staircase
- Rear skylight
- Natural light
- Engineered timber flooring
- Spot lighting
- Excellent street frontage
- Strong visibility / shopfront presence
- Character features
- Suitable for Retail / Showroom / Class E use

LOCATION

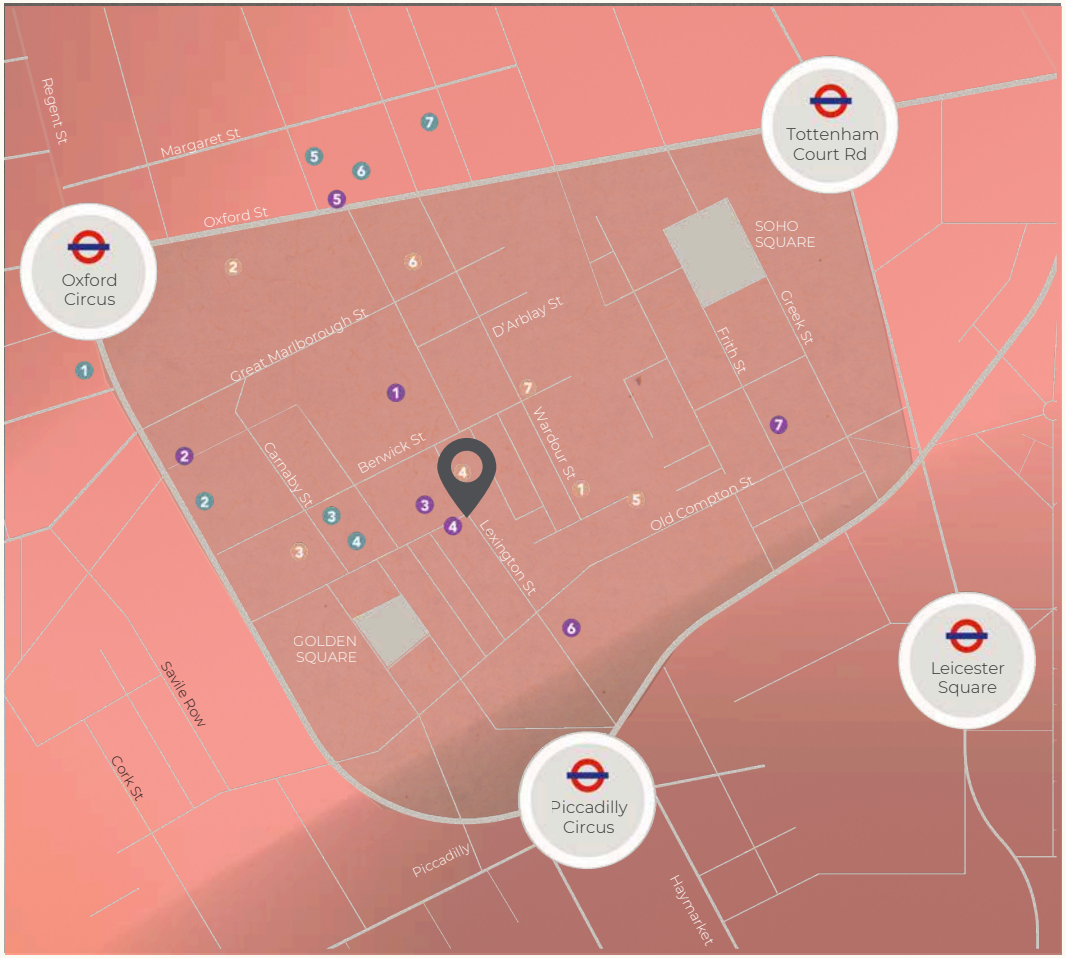
The building is prominently situated on the west side of Lexington Street, between Beak Street and Brewer Street, in the heart of Soho

Oxford Circus Underground Station (Bakerloo, Victoria and Central lines) is approximately 0.4 miles away, with Piccadilly Circus Underground Station (Bakerloo and Piccadilly lines) just 0.2 miles distant, providing exceptional connectivity across London.

Soho is internationally renowned for its strong association with the media and creative industries and benefits from immediate proximity to the retail destinations of Regent Street and Carnaby Street. The surrounding area also offers an extensive selection of restaurants, cafés and bars, contributing to the vibrant and eclectic character for which Soho is celebrated.

Regent Street

Carnaby Street



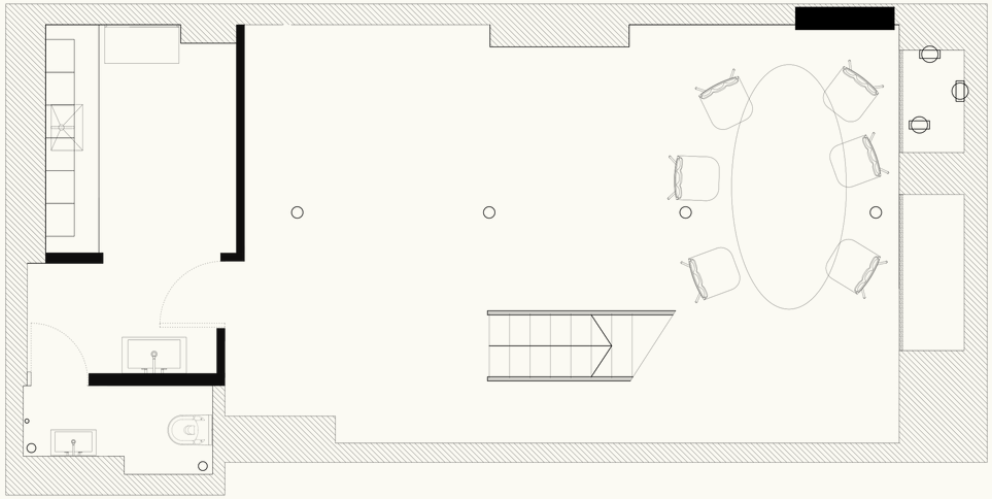
1. Honest burgers
2. Vapiano
3. Sketch
4. Dishroom
5. Rosa's Thali
6. Akoko
7. Arros QD

1. Fitness First
2. Barry's
3. Fitness Lab
4. Lewis Paris Fitness
5. The Gym Group
6. F45 Training Soho
7. Rathbone Boxing Club

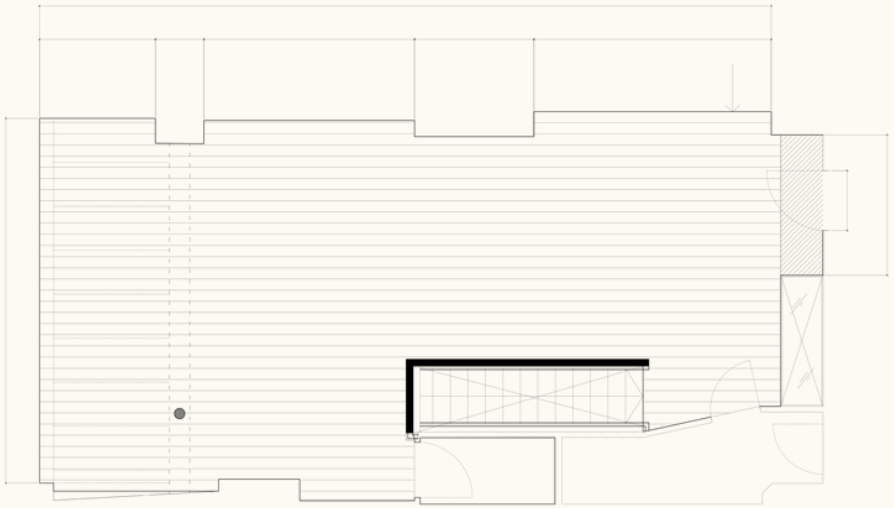
1. The Wigmore
2. The Clachan
3. Nightjar
4. Cahoots
5. Adam & Eve
6. Punch Room
7. Mimi's Bar

PROPERTY DETAILS

Not to scale



Lower Ground Floor



Ground Floor

LEASE

A sublease for a term expiring on 16 March 2036, to be contracted out of the security of tenure provisions of Part II of the Landlord and Tenant Act 1954.

POSSESSION

Upon completion of legal formalities.
Available from January 2027

FLOOR PLANS

Scaled floor plans available on request.

VAT

Not elected for VAT.

EPC

58C

Misrepresentation Act 1967.
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. September 2026

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