



ROBERT IRVING BURNS

228 – 234A

SHAFTESBURY AVENUE

Covent Garden, London WC2H 8EG

PRIME CENTRAL LONDON RETAIL PARADE INVESTMENT OPPORTUNITY

FREEHOLD FOR SALE

EXECUTIVE SUMMARY

- A rare opportunity to acquire five well located Commercial E Class units in prime Central London in close proximity to British Museum, SOAS University of London and the British Library.
- High-profile corner position situated in a prime Central London, appealing to occupiers seeking strong footfall, visibility and proximity to London's entertainment and business districts.
- Excellent public transport connectivity, within easy walking distance of Tottenham Court Road and Holborn Underground Stations.
- Multi-let to 5 tenants producing a total current income of £215,700 pa with scope to improve rents at the next review's 2027 and 2029. The upper floors have been sold off on long leases.
- Comprising total NIA of 2,832 sq ft (263 sq m) Class E retail accommodation arranged over ground and lower ground floors.
- Price: £3,500,000, for the Freehold interest, subject to contract reflects a net initial yield of 5.8%.



LOCATION & SITUATION

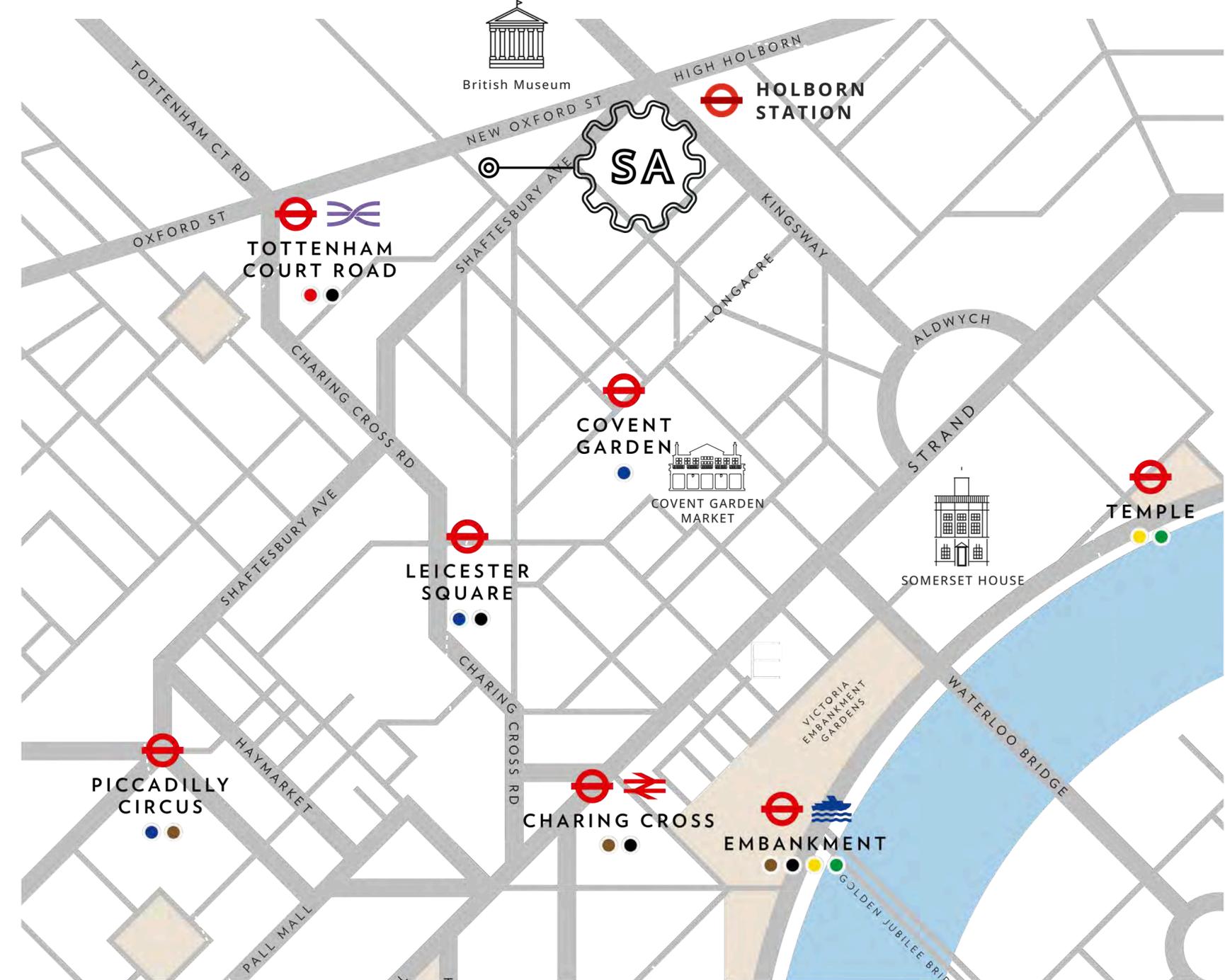
The subject property occupies a high-profile corner position at the junction of Shaftesbury Avenue and New Oxford Street, situated in the London Borough of Camden, at the eastern end of Shaftesbury Avenue. This prime Central London location lies on the edge of Covent Garden, benefitting from exceptional prominence and connectivity.

Positioned just a short walk from Tottenham Court Road Station (serving the Central, Northern, and Elizabeth Lines) and Holborn Station (Central and Piccadilly Lines), the property offers outstanding transport links. The area has undergone extensive infrastructure upgrades, most notably with the opening of the Elizabeth Line and the redevelopment of Tottenham Court Road station, further enhancing accessibility and footfall.

This vibrant and diverse area is home to a wide array of retail, dining, and lifestyle amenities, including Costa Coffee, Pret A Manger, James Smith & Sons Umbrella Shop, and McCann Bespoke Tailoring. Nearby Museum Street provides a charming mix of independent cafés, restaurants, and boutique retailers.

Notable commercial developments in the vicinity include The Post Building, now home to major occupiers such as McKinsey & Company and COS, establishing a strong corporate and creative presence in the area.

The property also benefits from close proximity to renowned cultural and educational institutions such as the British Museum, SOAS University of London, and the British Library, reinforcing its appeal to a broad mix of occupiers including educational, cultural, professional, and retail tenants.



CONNECTIVITY



TOTTENHAM COURT ROAD

LINES **5 MIN**

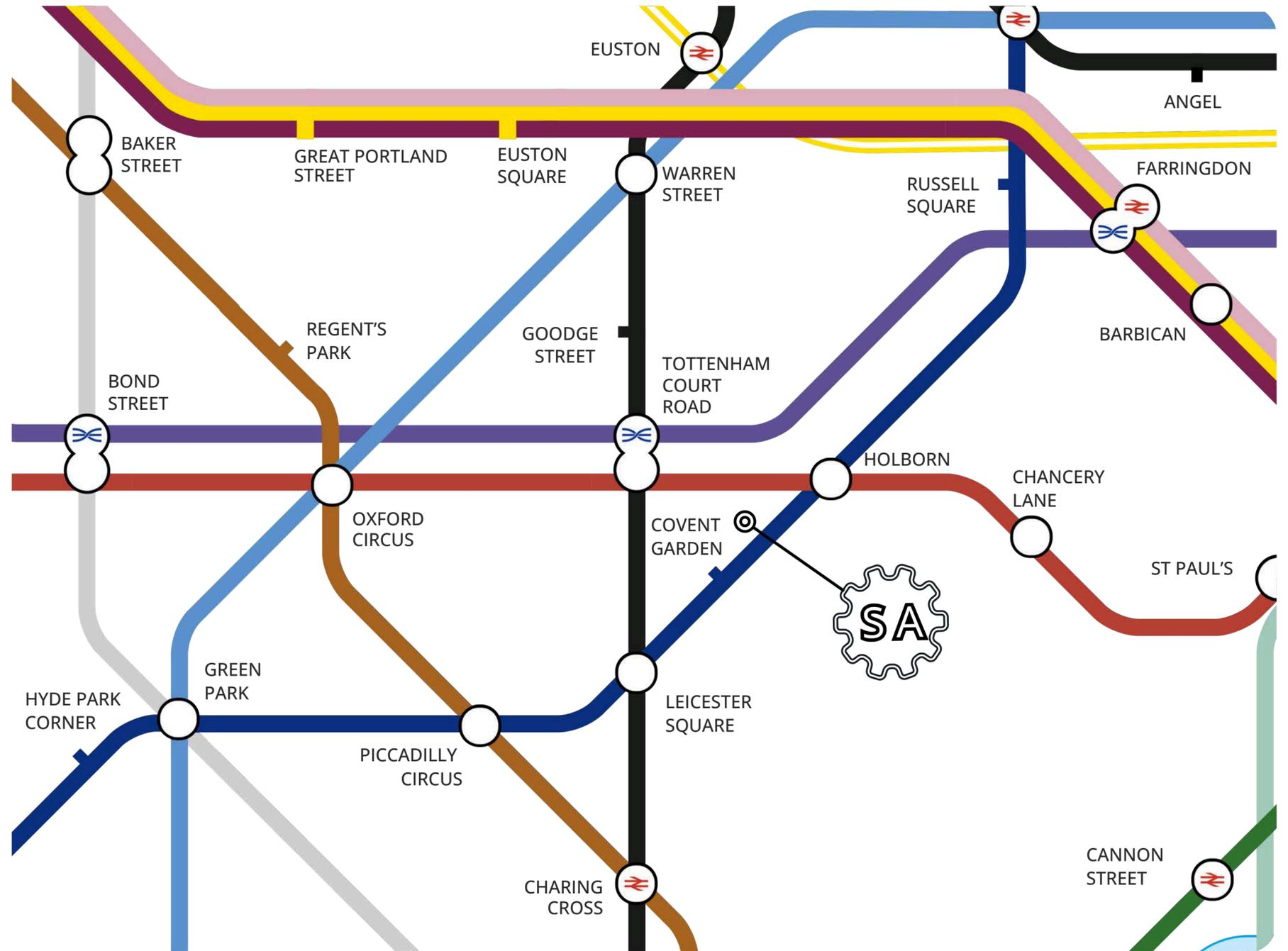
LIVERPOOL STREET		6 MINS
PADDINGTON		6 MINS
HEATHROW		33 MINS
HOLBORN		



COVENT GARDEN

7 MIN

GREEN PARK		4 MINS
KING'S CROSS/ ST. PANCRAS		5 MINS
VICTORIA		8 MINS



28

HEATHROW AIRPORT

4

PADDINGTON

1

BOND STREET

TOTTENHAM COURT ROAD

3

FARRINGDON

5

LIVERPOOL STREET

8

WHITECHAPEL

12

CANARY WHARF

13

STRATFORD



DESCRIPTION

The property comprises a six-storey mixed-use building, typical of Shaftesbury Avenue's architectural style, and benefits from a prominent street presence with excellent visibility due to high pedestrian and vehicular footfall. Arranged as five retail units across the lower ground and ground floors, providing a total of 2,823 sq ft NIA (3,610 sq ft GIA) of Class E accommodation.

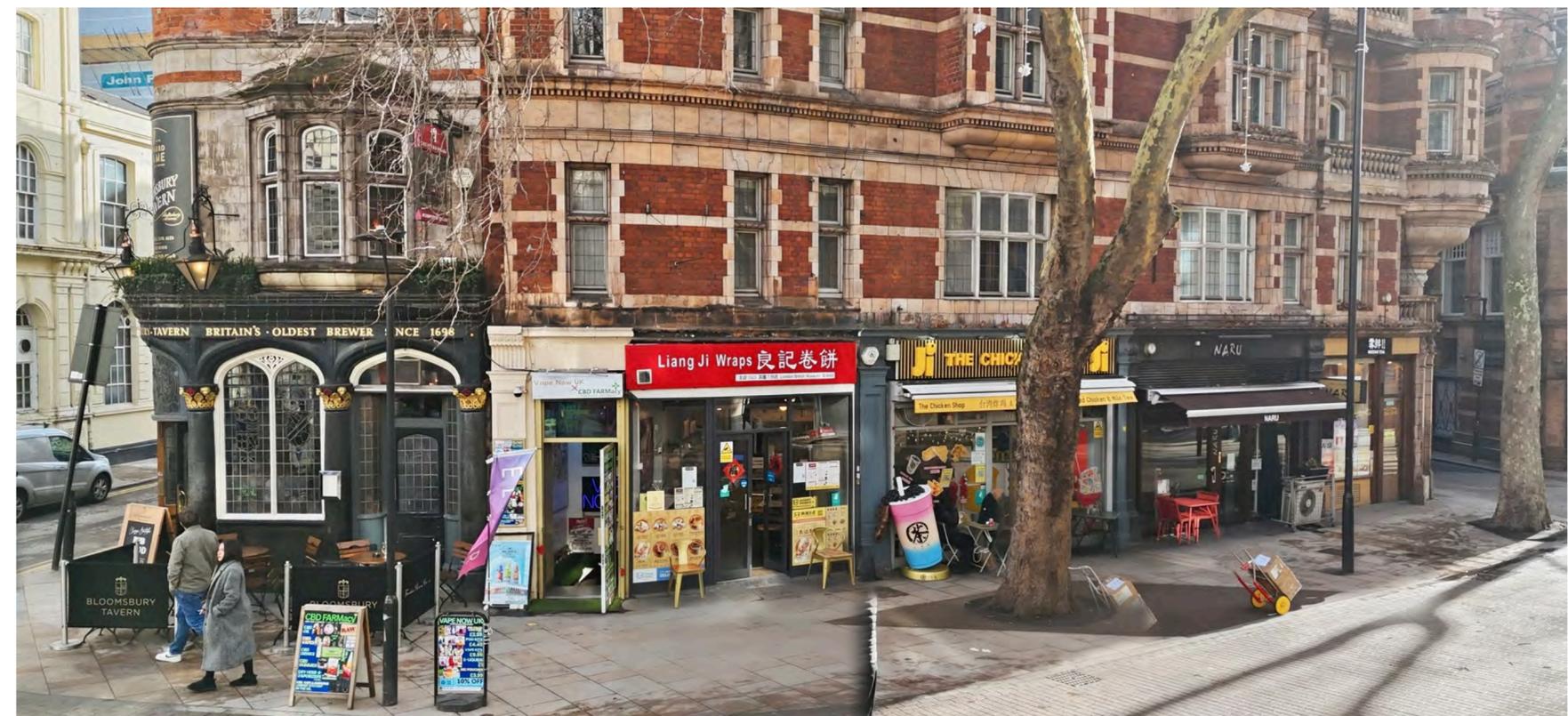
The upper floors, which have been sold off on long leases, comprise residential accommodation. In addition, a self-contained Class E unit fronting Grape Street has also been sold off.



228 Shaftesbury Avenue



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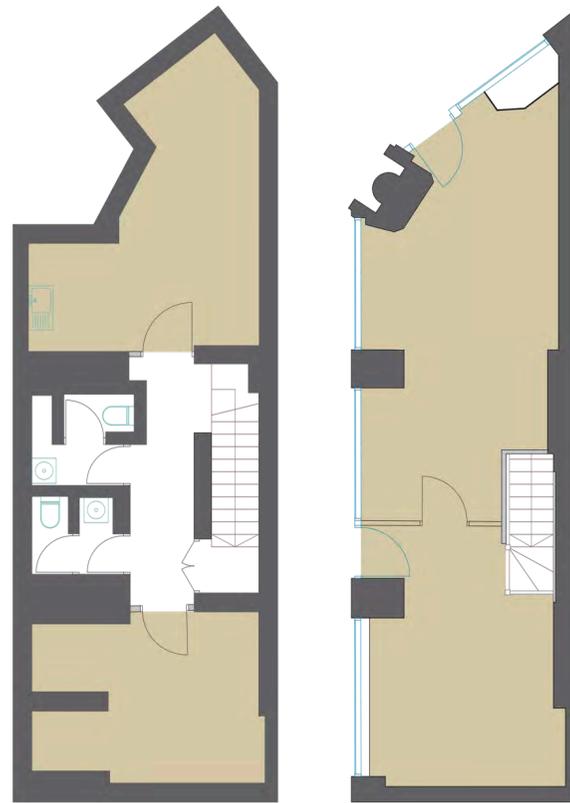


ACCOMODATION & TENANCIES

Address	Area NIA (sq ft)	Type	Tenant	Demise	Lease Terms	Start	End	Rent (PA)	Rent Review
228 Shaftesbury Avenue	729	FRI Lease	Ne Zha Ltd T/A Wuxian Tea	Goods Store/ Retail	15 years no break	12.11.2020	11.11.2035	£50,000	12.11.2030
230 Shaftesbury Avenue	874	FRI Lease	Kyoung Ho Kim & Jung Min Hong T/A Naru	Restaurant	20 years no break	24.06.2014	23.06.2034	£52,000	24.06.2029
232 Shaftesbury Avenue	498	FRI Lease	MK Legend Trading Limited T/A The Chicken Shop	Retail take away	20 years no break	13.07.2012	12.07.2032	£50,000	05.08.2027
234 Shaftesbury Avenue	350	FRI Lease	Jing Tasty Ltd T/A Liang Ji Wraps	Retail take away	10 years no break	29.04.2022	28.04.2032	£45,000	29.04.2027
234a Shaftesbury Avenue	381	FRI Lease	Saras Fix Ltd T/A Vape Now UK	Retail shop	10 years no break	19.02.2023	18.02.2033	£18,000	N/A
5/7 Grape Street		Long Leasehold	Martin Eidemak	Office	125 Years	25.03.2011	24.03.2136	£200	After 20 years increases to £400 pa and then by a further £200 on each 20th anniversary of the term
Queen Alexandra Mansions 3 Grape Street		Long Leasehold	QAM Building Mgmt	Residential	125 Years	24.06.1983	23.06.2108	£500	N/A
Total	2,832							£215,700.00	

FLOOR PLANS

228 SHAFTESBURY AVENUE



LOWER GROUND FLOOR

GROUND FLOOR

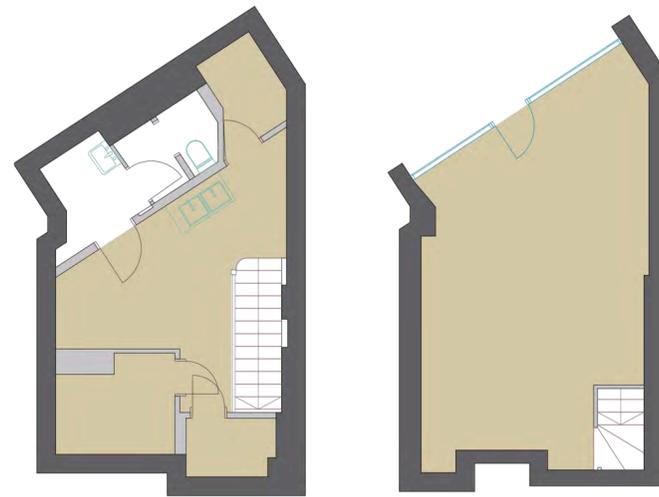
230 SHAFTESBURY AVENUE



LOWER GROUND FLOOR

GROUND FLOOR

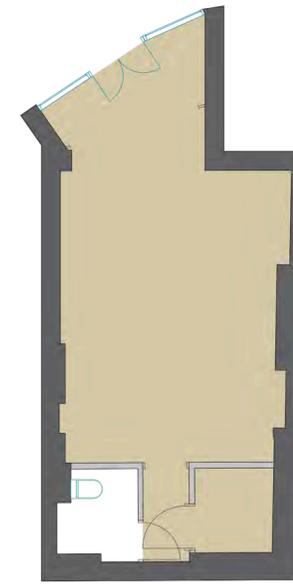
232 SHAFTESBURY AVENUE



LOWER GROUND FLOOR

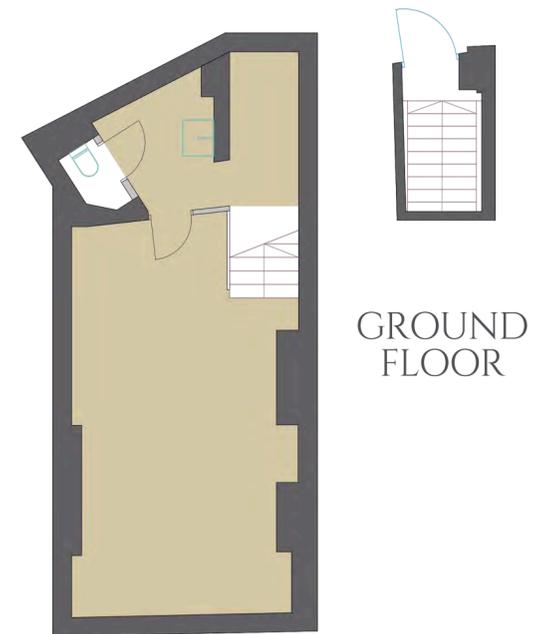
GROUND FLOOR

234 SHAFTESBURY AVENUE



GROUND FLOOR

234A SHAFTESBURY AVENUE

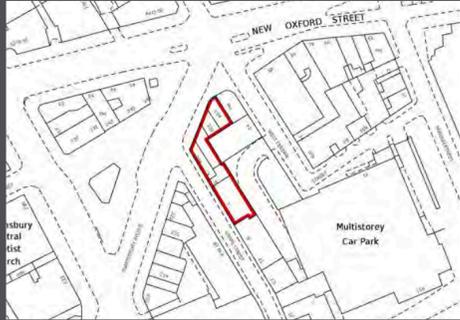


LOWER GROUND FLOOR

GROUND FLOOR

TENURE

The asset is held Freehold, under Title Number: LN211631



VAT

The property has been elected for VAT and we envisage will be treated by way of a Transfer of a Going Concern (TOGC).

EPC

All EPC certificates are available on request.

PROPOSAL

£3,500,000 (Three Million and Five Hundred Thousand Pounds) subject to contract for the Freehold interest reflecting a net initial yield of 5.8%.

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

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. February 2026

WWW.RIB.CO.UK

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