

COVENT GARDEN RARE OPPORTUNITY LONG LEASE
110 YEARS WITH VACANT POSSESSION



· FOR SALE ·

5-7 GRAPE STREET

· Covent Garden, London, WC2H 8DW ·

GIA- 2,540 SQ FT

NIA- 2,085 SQ FT

EXECUTIVE SUMMARY

5-7 Grape Street presents a rare opportunity to acquire a long-leasehold property with approximately 110 years unexpired, offered with full vacant possession.

The Property is situated on the border of Covent Garden and the West End with excellent connectivity and visibility within one of London's most vibrant cultural and commercial districts.

The premises comprise c.2,540 sq ft (GIA) and 2,085 sq ft (NIA) arranged over ground and lower ground floors.

The Property is currently fitted to an exceptionally high standard, the space features Purr Mono resin flooring, excellent ceiling heights, skylights, air-conditioning, and high-speed fibre connectivity.

The property benefits from direct street frontage with soundproof-glazed display windows, electric roller shutters, and two fully fitted kitchens, ensuring both functionality and aesthetic appeal.

The area has undergone significant regeneration with developments such as Princes Circus, The Now Building, and One Museum Street, reinforcing its status as an emerging investment hotspot.

Offers are invited in excess of £1,500,000 (One Million Five Hundred Thousand Pounds), subject to contract.





YOUR LONDON SHOWROOM

The premises is currently as an event space & film studio but will be offered with vacant possession. It offers an ideal location for a showroom with excellent branding opportunities.

The newly-developed Princes Circus and the new Crossrail makes the area the perfect connecting point to five of London's most characterful and vibrant neighbourhoods.



▲ Main kitchen and skylight



▲ Main floor



▲ Main Floor



THE PROPERTY

The property is arranged with over ground and lower ground floors, and is held on a 125-year long leasehold interest from 25th March 2011 (approx. 110 years unexpired). The ground rent is £200 per annum until the 20th anniversary of the term, when it increases to £400 per annum. Thereafter, it shall increase by a further £200 on each subsequent 20th anniversary of the term.

The space is suitable for office occupiers, health & medical uses, galleries & retailers, restaurants and food uses, financial and professional services, sports and recreation.

FLOORS

The floors have been fitted out with the highest standard of Purr Mono resin. This offers beautiful contemporary interior solutions for those that demand exacting requirements, colour intensity, even coverage, smoothness of finish, durability and beautiful detailing.



▲ Main entrance



▲ Main floor kitchen



▲ Main floor



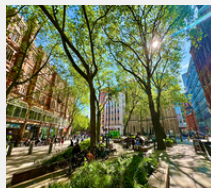
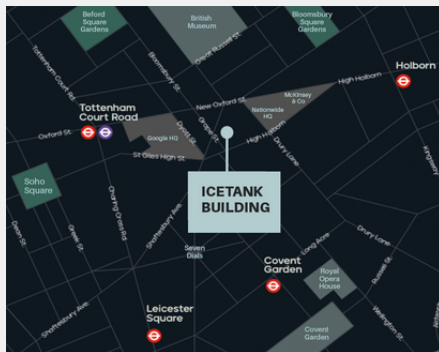
▲ Main floor stairs



PERFECTLY SITUATED ON THE WEST END'S BORDER WITH COVENT GARDEN

Located opposite Central St. Giles and only a moment's walk from Covent Garden and Seven Dials. Occupiers have easy access to a vibrant and diverse amenity offering.

The property is also well-connected with Tottenham Court Road, Covent Garden and Leicester Square on the doorstep. The new Elizabeth line at Tottenham Court Road now offers reduced travel times across London.



▲ Prices Circus - Ictank



▲ Seven Dials



▲ Covent Garden Piazza



▲ Shaftesbury theatre



▲ Neal's Yard



▲ Covent Garden



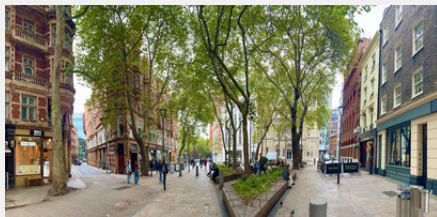
▲ Monmouth Coffee

INVESTMENT HOTSPOT: New sustainable homes and employment space for over 1,600 people.

Further investment in the area, including the landmark “One Museum Street,” is transforming the district with flagship shops, vibrant restaurants, luxury homes and cultural landmarks—an exceptional investment opportunity.



▲ One Museum Street



▲ Princes Circus - Icetank



▲ Central St. Giles



▲ Shaftesbury Avenue



▲ The Now building



▲ The Post Building



▲ One Museum Street

Behind the scenes and workshop

The premises also has an excellent workshop and storage area located at the back of the building, including a 5 sq. meter storage space, a kitchenette, plus a small staff bathroom.



Air-conditioning



Street windows
soundproof glazing



Can be sold fully-
fitted plug & play



Prime location



Original working
fireplace



Skylights and
fantastic natural
light



High-speed fibre



Electric roller
shutters



Excellent ceiling
height



2 fully-fitted
kitchens



Great natural
light



Street presence



▲ Lower floor



▲ Storage Room



▲ Lower floor



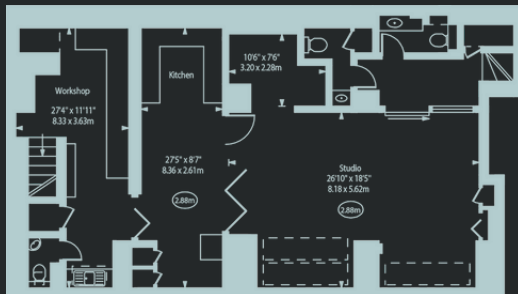
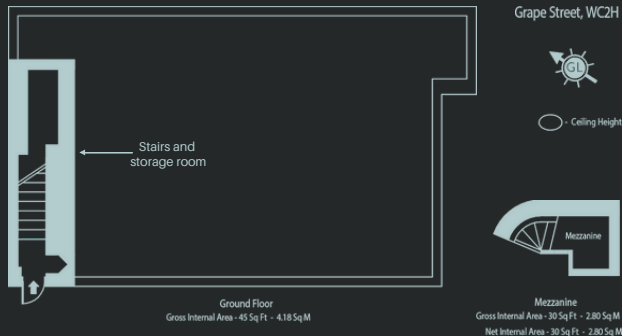
▲ Back entrance

Floor Plans

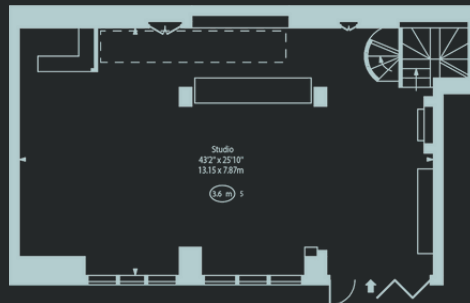
Approx Gross Internal Area 2540 Sq Ft - 235.97 Sq M
(Including Mezzanine)

Approx Net Internal Area 2085 Sq Ft - 193.70 Sq M
(Including Mezzanine)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 019824R



Lower Ground Floor
Gross Internal Area - 1315 Sq Ft - 122.16 Sq M
Net Internal Area - 985 Sq Ft - 91.50 Sq M



Ground Floor
Gross Internal Area - 1150 Sq Ft - 106.83 Sq M
Net Internal Area - 1070 Sq Ft - 99.40 Sq M

FURTHER INFORMATION

TENURE

The property is held on a Long Lease (110 years) under title number: NGL917925

PROPOSAL

Offers are invited for the property in excess of £1,500,000 (One Million Five Hundred Thousand Pounds), Subject To Contract.

E P C

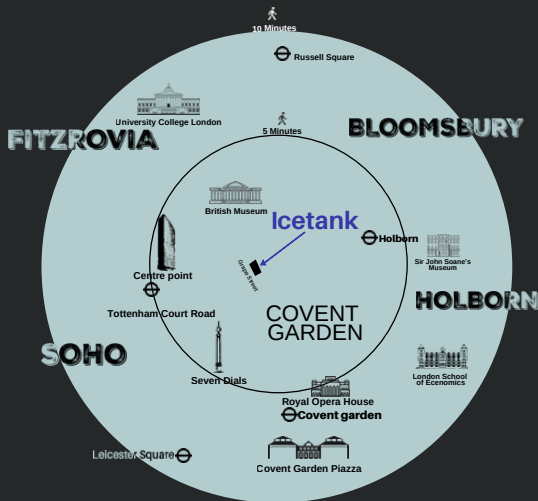
Available Upon Request

POSSESSION

The Premises will be offered with full vacant possession. There will also be an opportunity to continue operating under the Icetank branding – for further information, please enquire.

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.



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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.
October 2025