

3 — 4 COVENTRY STREET | LEICESTER SQUARE | LONDON



RARE 13,000 SQ FT LATE NIGHT OPPORTUNITY

# ONE OF LONDON'S MOST GLAMOROUS NIGHTLIFE LOCATIONS

**BALLROOM**

## 100 YEARS OF HISTORY – THE CLUB THAT DEFIED THE WAR

3–4 Coventry Street in London's West End is historically known as the site of the famous nightclub Café de Paris. The venue opened in 1924 and quickly became one of London's most glamorous and fashionable nightclubs. Renowned for its lavish cabaret shows, live orchestras, elegant dining, and performances by international entertainers, it became a major centre of West End nightlife during the early and mid-20th century. The club was designed in an opulent French style, inspired by Parisian nightlife, and featured a grand mirrored ballroom, ornate décor, and a large dance floor that helped establish its reputation for glamour and spectacle.

From its earliest years, the club attracted celebrities, aristocrats, and high-society figures,

including the future king Edward VIII, as well as leading cultural figures such as Cole Porter and actress Louise Brooks. Throughout the 1920s and 1930s it became synonymous with London's high-society nightlife, hosting elaborate themed parties, cabaret revues, and performances from prominent musicians and dancers.

During the Second World War, the venue served as a place of escape and morale for both members of high society and soldiers on leave. Despite wartime restrictions and air-raid threats, the club continued to operate, providing entertainment and a sense of normality in the capital. This came to a tragic halt during The Blitz when the club was directly struck in March 1941 during an air raid over London.



BALLROOM BALCONY



RESTROOMS



ENTRANCE LEADING TO THE BALLROOM



BALLROOM

## 100 YEARS OF HISTORY – THE POST-WAR RENAISSANCE

The venue did not reopen until 1948, but it quickly re-established itself as one of London's leading nightlife destinations. In the post-war era it continued to build its reputation as an elite entertainment venue, hosting performances and appearances by internationally renowned figures including Judy Garland, Frank Sinatra, Grace Kelly, and Noël Coward. Over subsequent decades the club maintained its status as a cultural hotspot, drawing an eclectic mix of artists, performers, and international celebrities.

By the late twentieth century, the venue had achieved global recognition as a place to see and be seen, attracting VIP guests such as David Bowie, Andy Warhol, Tina Turner, George Michael, and Charles III during his time as Prince of Wales. Through its long history, Café de Paris remained one of the most iconic entertainment venues in the West End, symbolising the glamour, resilience, and cultural vibrancy of London's nightlife.



NOËL COWARD



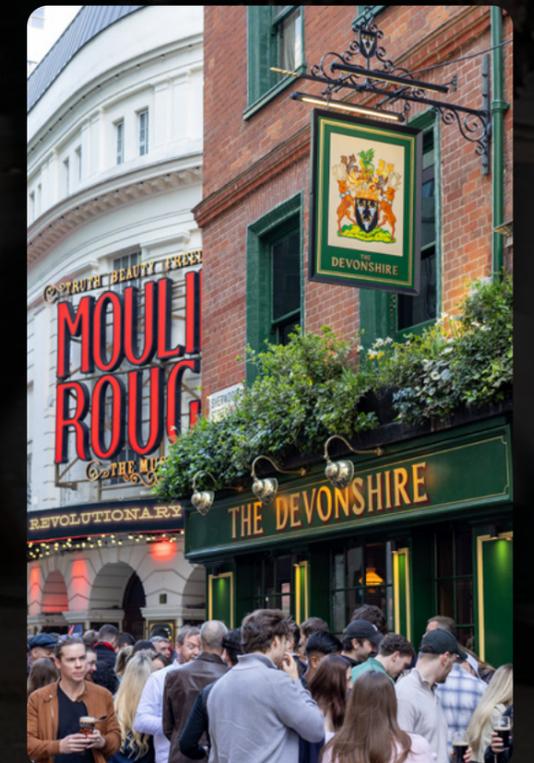
## LEICESTER SQUARE

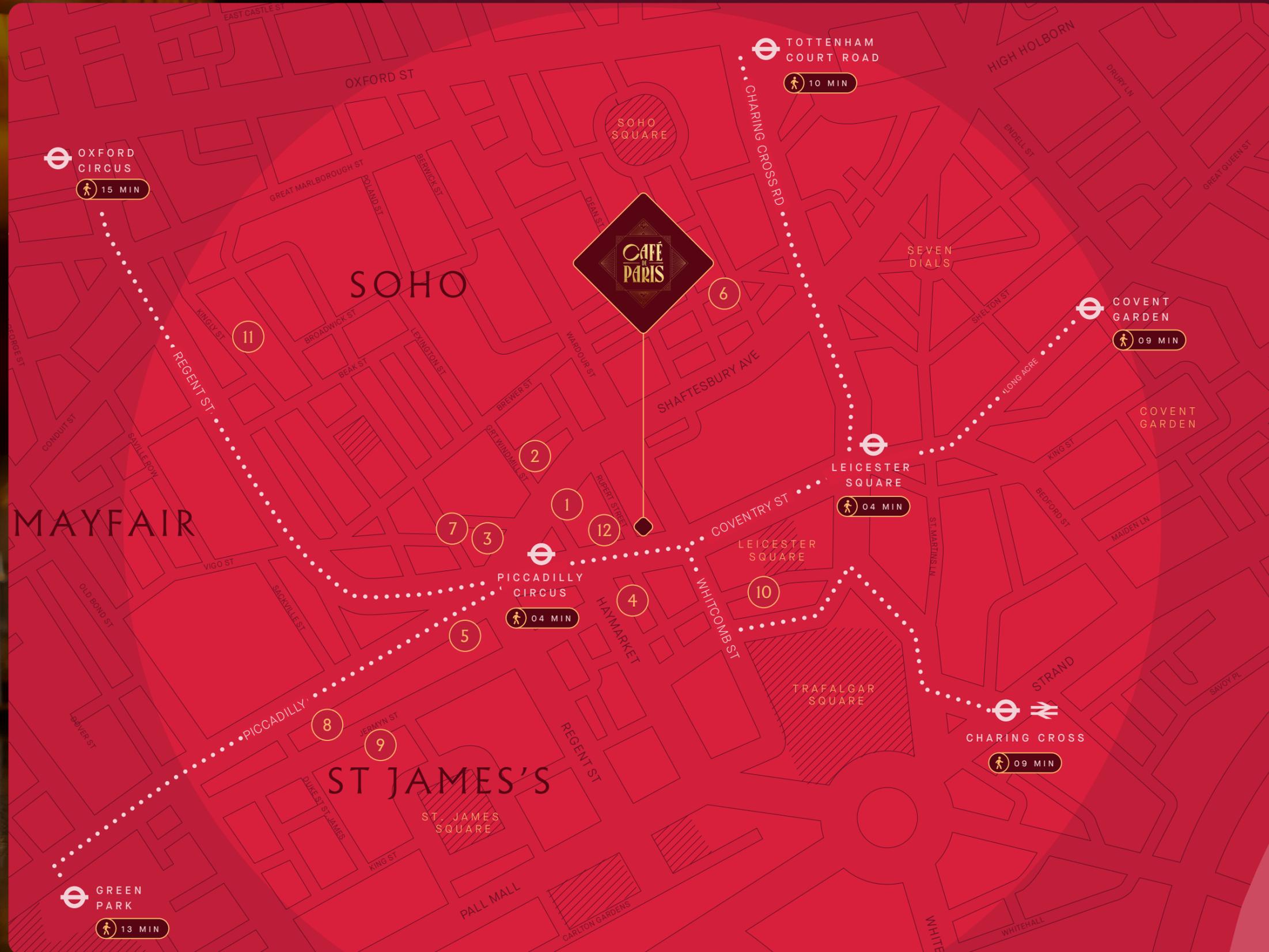
In the heart of London's vibrant West End, Leicester Square and Piccadilly Circus form one of the city's most exciting and energetic districts. Famous for its theatres, cinemas and dazzling lights, Leicester Square has long been the centre of London's film premieres, street performers and lively nightlife, drawing visitors from around the world.

Just moments away, Piccadilly Circus is instantly recognisable for its iconic illuminated screens and the statue of Eros, making it one of the most photographed locations in the capital.

Surrounded by historic theatres, luxury shops, restaurants and entertainment venues, the area has been a hub of culture and social life for over a century. Whether visitors come for world-class shows, late-night entertainment or exceptional dining, Leicester Square and Piccadilly Circus offer the unmistakable energy and glamour that define London's West End.

A HUB OF  
CULTURE FOR  
OVER A CENTURY





## NEIGHBOURING OPERATORS



THE DEVONSHIRE  
SOHO SINCE 1793

1

7



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8



3

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THE LONDONER  
LEICESTER SQ.

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10



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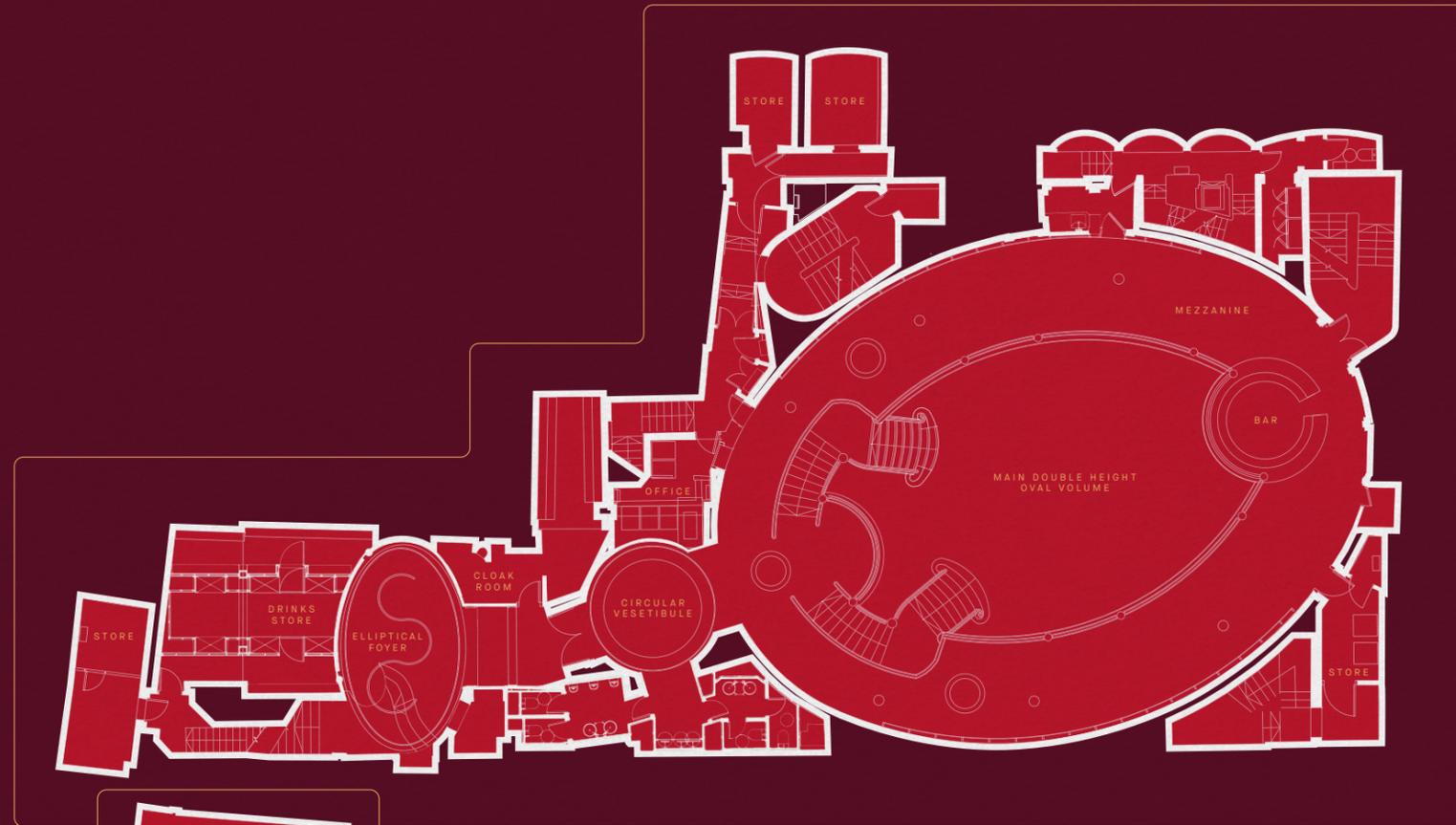
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GENTING CASINOS

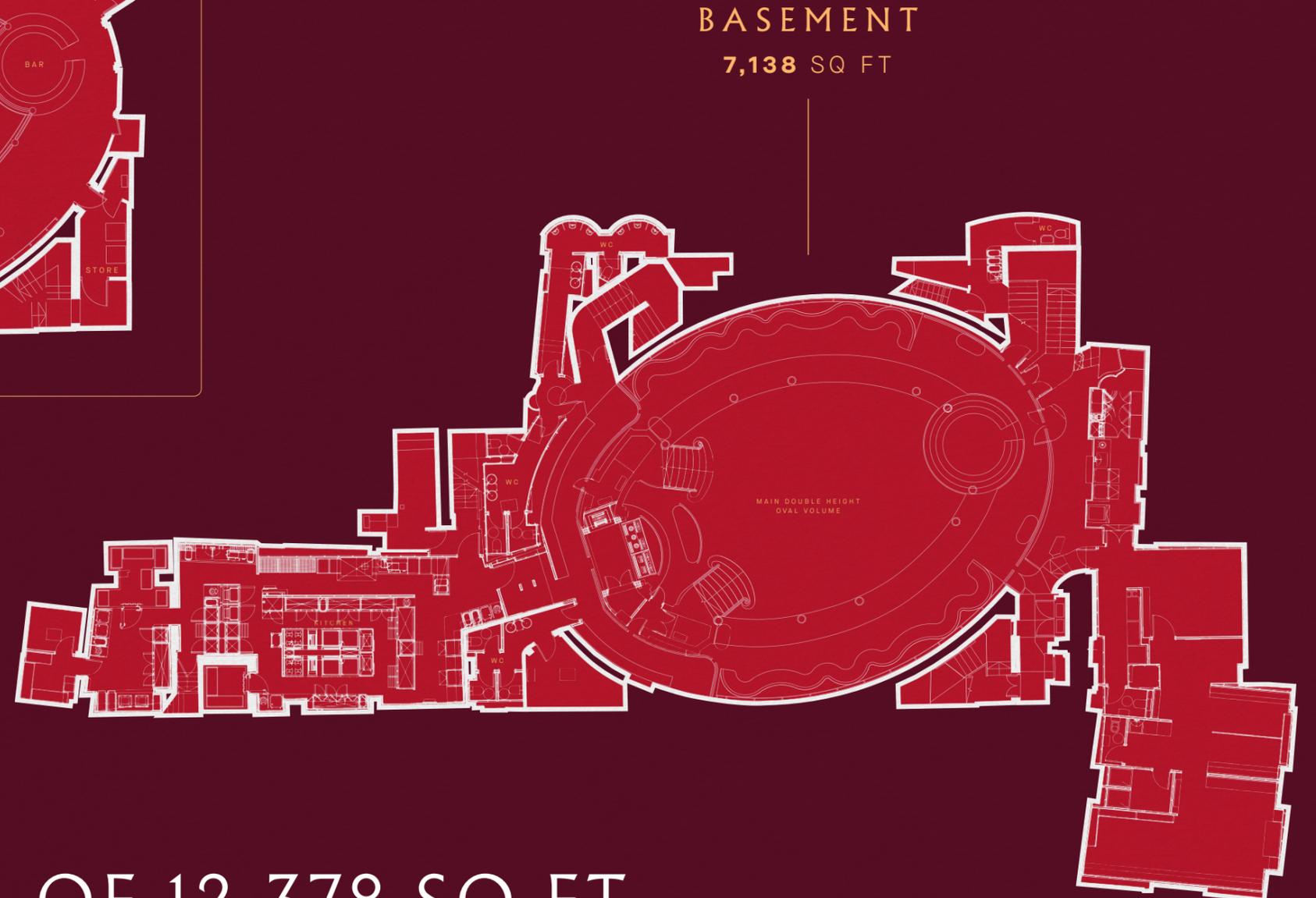
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12



**GROUND FLOOR**  
138 SQ FT

**LOWER GROUND**  
5,102 SQ FT



**BASEMENT**  
7,138 SQ FT

**A TOTAL COMBINED AREA OF 12,378 SQ FT**

## TERMS

### LEASE TERMS

A new effective FRI lease to be granted outside the Landlord and Tenant Act 1954.

### RENT

Rent upon application. The rent will be exclusive of rates, VAT and all other outgoings.

### PLANNING

The unit benefits a rare planning use:

Sui Generis Nightclub/Live Music & Entertainment planning consent.

### LICENCING HOURS

#### SALE OF RETAIL OF ALCOHOL

Monday to Saturday: 10:00 to 04:00  
 Sunday: 12:00 to 00:30

#### PERMITTED OPENING HOURS

Monday to Saturday: 09:00 to 04:30  
 Sunday: 09:00 to 06:00

### SERVICE CHARGE

Adhoc on demand.

### SUMMARY OF CONDITION

The unit is fully equipped with a kitchen, along with all mechanical, electrical, A/C, and HVAC systems in place.

### RATEABLE VALUE

The rates payable for the unit (rateable value from 1 April 2026) are as follows:

**RATEABLE VALUE:**  
 £690,000

**RATES PAYABLE:**  
 £382,950 per annum

## FOR FURTHER INFORMATION PLEASE CONTACT:

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