



405 STRAND

LONDON WC2

PROMINENT MULTI-LET COMMERCIAL BUILDING

POTENTIAL TO DEVELOP/ CONVERT TO ALTERNATIVE USES (STPP)

FREEHOLD FOR SALE



EXECUTIVE SUMMARY

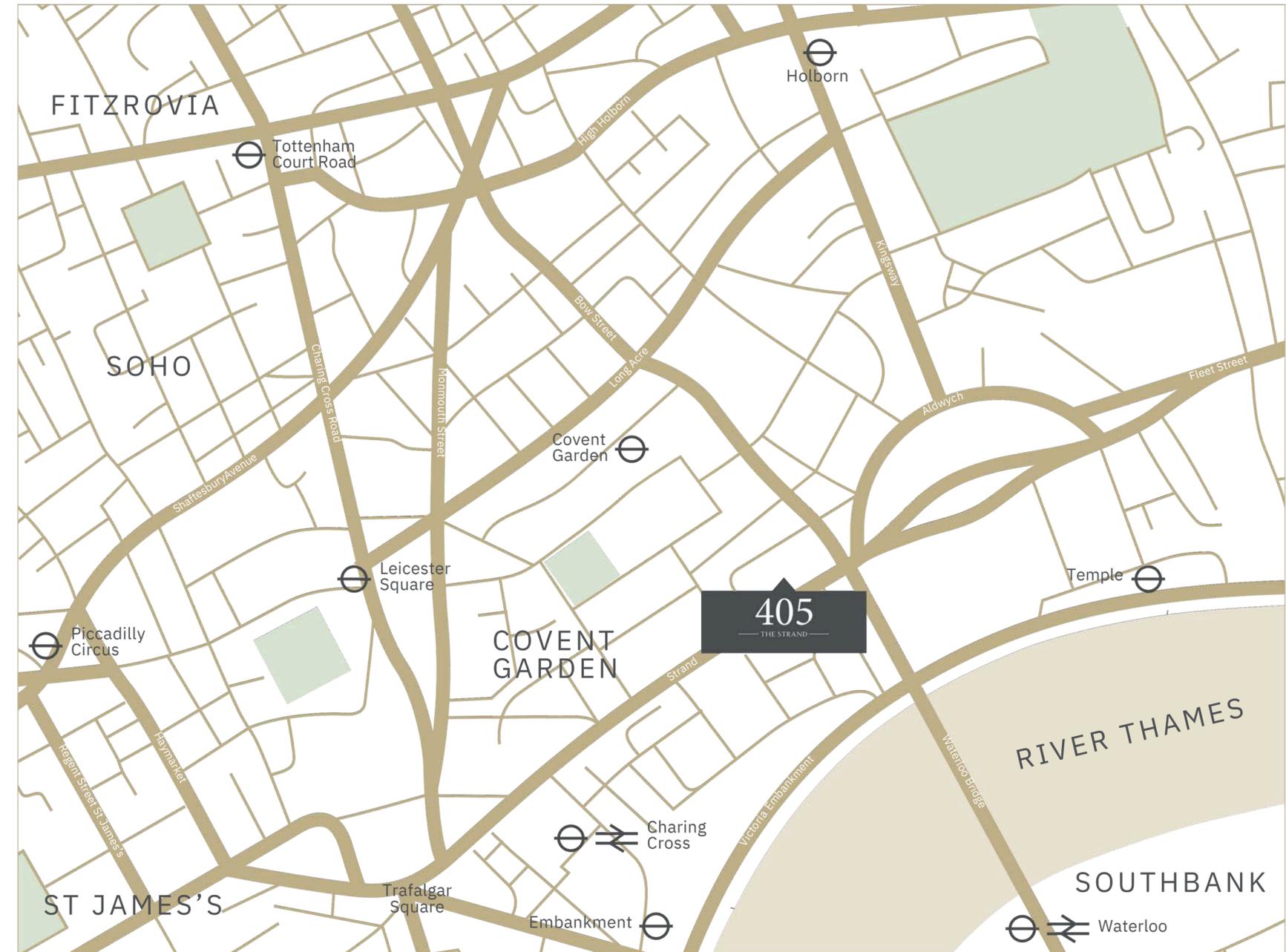
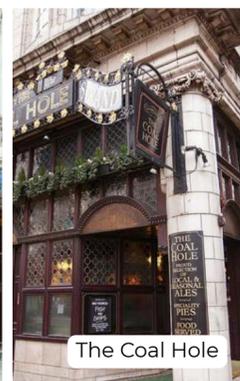
- This prominent freehold commercial investment is positioned on The Strand, one of London's most established and high-footfall thoroughfares.
- The building is arranged over ground, first, second and third floors, comprising a mix of retail and office space.
- The building is multi-let, producing a total passing rent of approximately £92,195 per annum, with one vacant office unit offering immediate reversionary potential.
- The property benefits from significant potential to add value through refurbishment or conversion to an alternative use class, subject to planning.
- Offers are invited in excess of £2,250,000 (Two million two hundred and fifty thousand pounds) for the freehold interest, subject to contract. A purchase at this level reflects a low capital value of £538 per sq ft.



LOCATION

405 The Strand occupies a highly prominent position directly next door to the Vaudeville Theatre on one of Central London's most historic and commercially significant streets. The Strand links the City of London with the West End and benefits from intense levels of pedestrian and vehicular footfall throughout the day and evening.

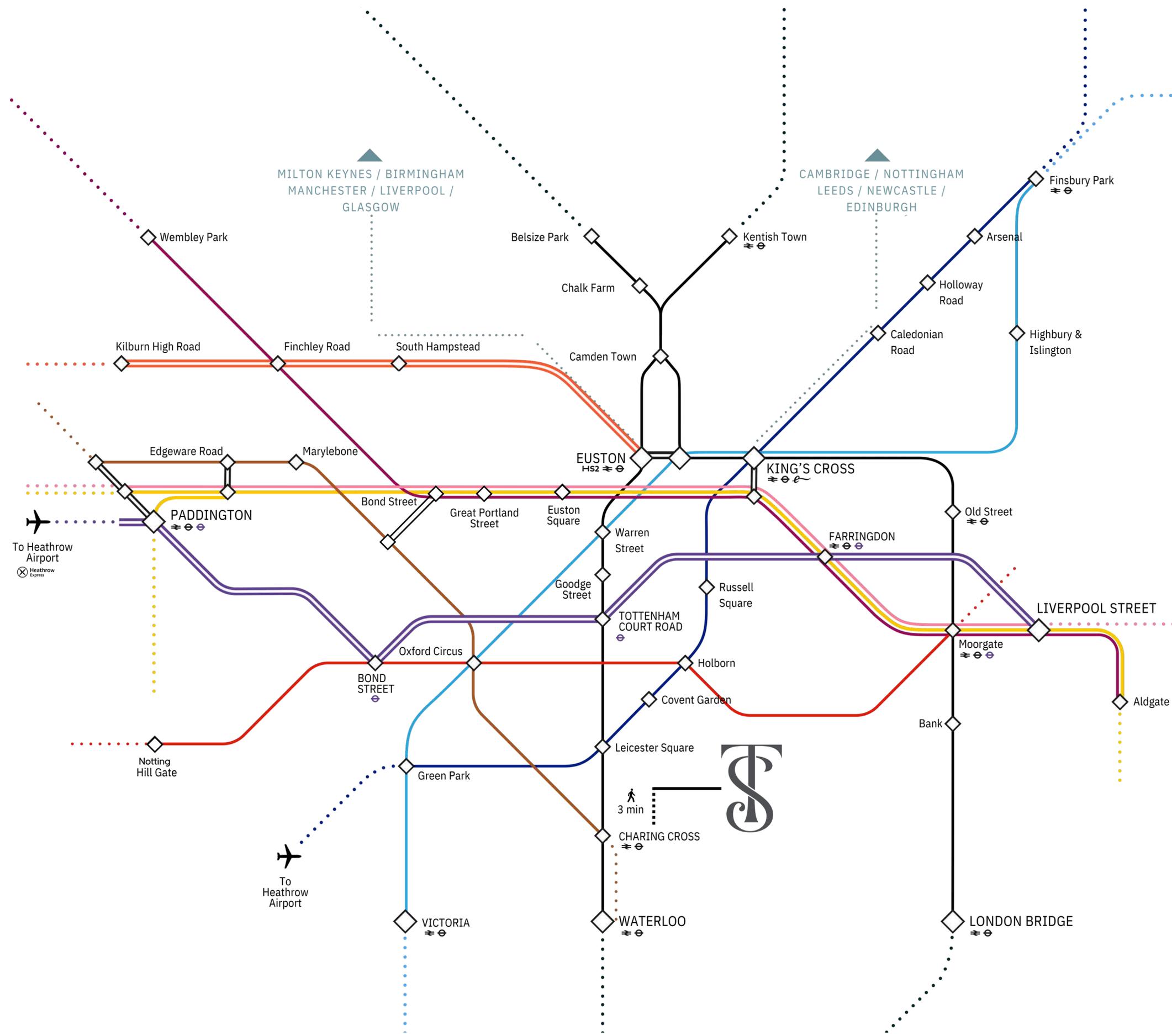
The immediate surrounding area is characterised by a diverse mix of office occupiers, educational institutions, cultural landmarks, retail, hospitality and leisure uses. The location continues to benefit from strong occupational demand driven by nearby legal, academic, and corporate occupiers, underpinning rental resilience.



CONNECTIVITY

The property is exceptionally well connected, with multiple Underground stations within walking distance, including Temple, Charing Cross, Covent Garden and Embankment, providing access to the Circle, District, Bakerloo, Northern and Piccadilly lines.

National Rail services are available from Charing Cross and Waterloo, while numerous bus routes operate along The Strand, offering direct connectivity across Central London.



DESCRIPTION

405 The Strand is a well-configured freehold commercial building, arranged to provide flexible multi-let accommodation across five floors.

The ground floor is occupied by an established retail tenant, with upper floors comprising a mixture of office and ancillary commercial accommodation. The building benefits from frontage onto The Strand.



TENANCY SCHEDULE

FLOOR	SIZE (SQ FT)	SIZE (SQ M)	TENANT	BREAK CLAUSE	RENT REVIEW	TERM START	TERM END	RENT (£ PA)	RENT STRUCTURE / NOTES
Ground & Lower Ground Floor	2033	188.9	Rush Blue Properties (Thirteen) Ltd t/a Rush Hair	N/A	N/A	30/10/2021	29/10/2026	£45,000 + Turnover Rent (£16,845) Avg over last 3 years	Base rent plus 10% of gross turnover (Circa £16,845 per annum). Outside the Landlord & Tenant Act 1954
First Floor Front	392	36.4	Vacant	N/A	N/A	N/A	N/A	N/A	Vacant
First Floor Rear & Mezzanine	802	75.7	McG Productions UK	N/A	N/A	13/05/2024	24/03/2029	£7,800	Fixed annual rent. Outside the Landlord & Tenant Act 1954
Second Floor Front	419	38.9	Westend Stage Limited	N/A	24/03/2027 – upwards only	11/11/2024	24/03/2029	£8,550	Fixed rent subject to review. Outside the Landlord & Tenant Act 1954
Third Floor	536	49.8	Winters Electrical Services Limited	Mutual break clause – 24/03/2027	N/A	25/03/2024	24/03/2029	£14,000	Stepped rent: £14k → £15k → £16k → £17k pa. Outside the Landlord & Tenant Act 1954
TOTAL	4,182	389.7						£92,195	



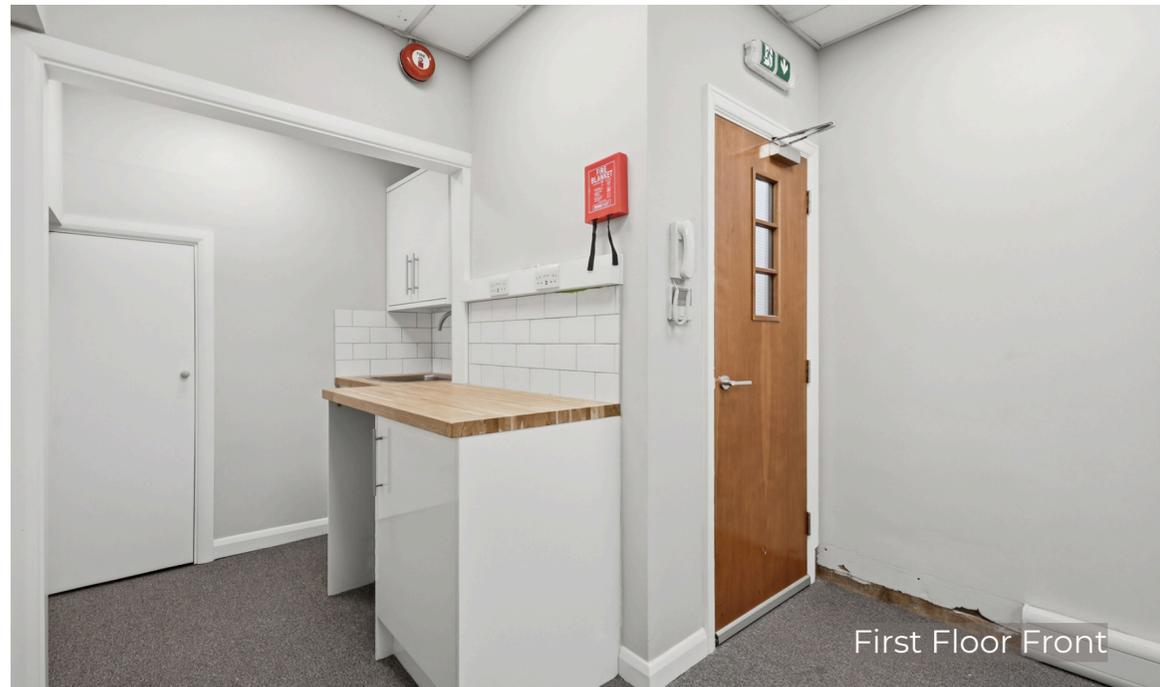
First Floor Rear



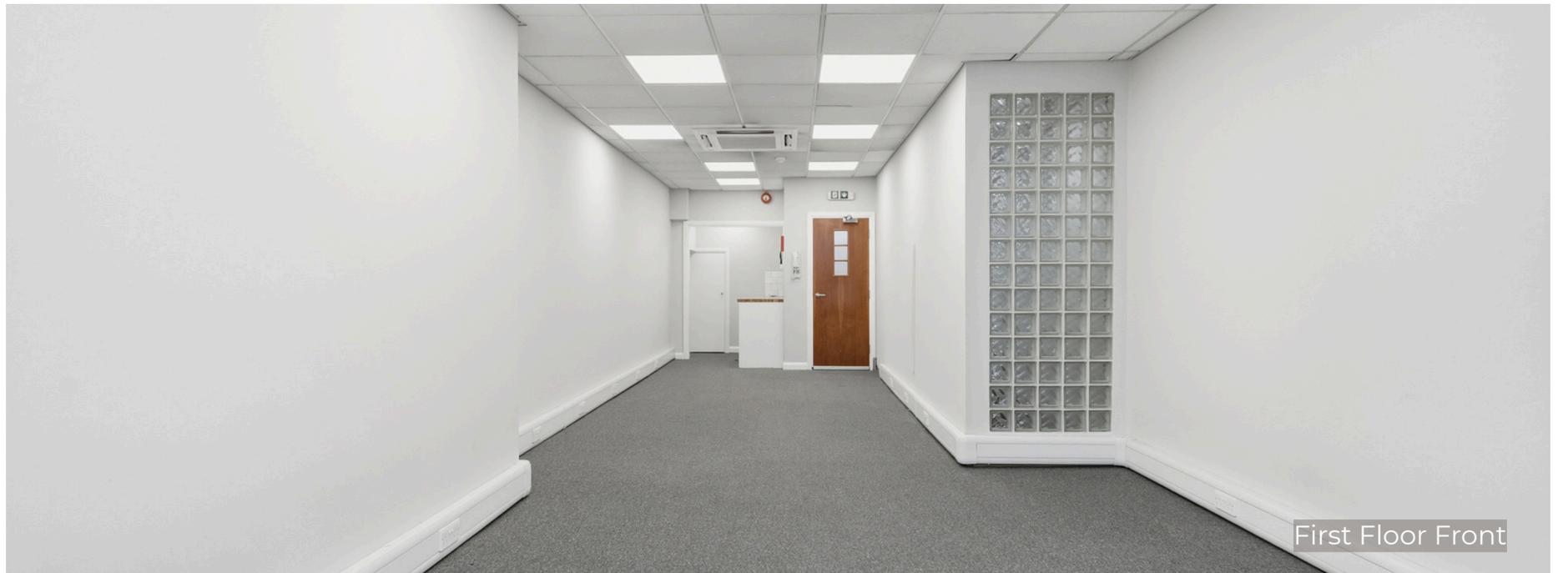
First Floor Front



Second Floor Rear

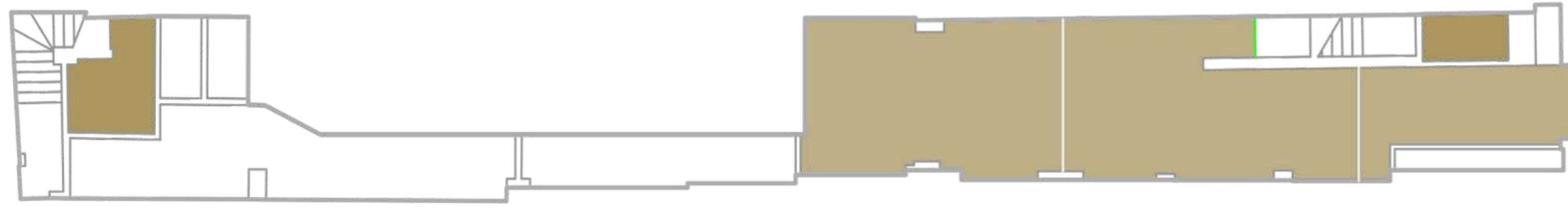


First Floor Front



First Floor Front

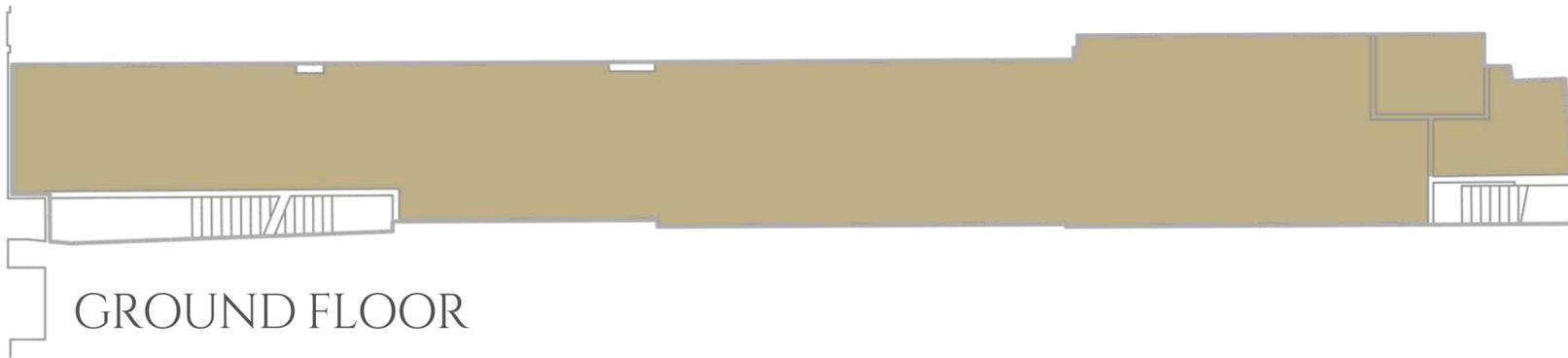
FLOOR PLANS



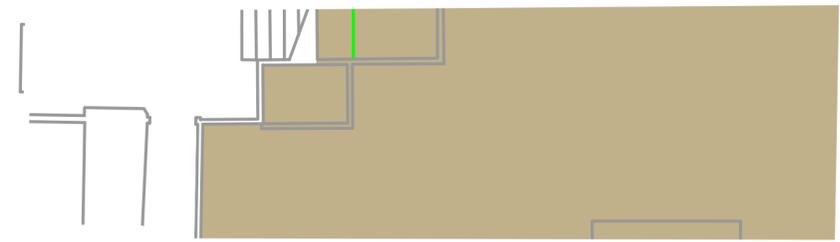
LOWER GROUND FLOOR



SECOND FLOOR (REAR)



GROUND FLOOR



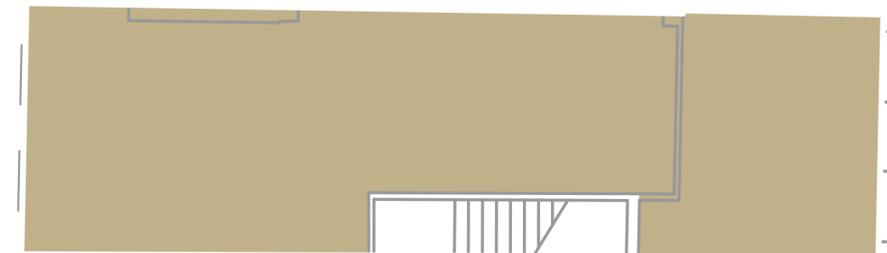
SECOND FLOOR (FRONT)



FIRST FLOOR (FRONT)



FIRST FLOOR (REAR)



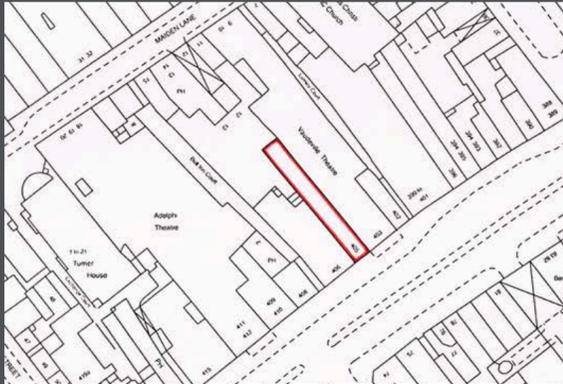
THIRD FLOOR

PRICE

Offers are invited in excess of £2,250,000 (Two million two hundred and fifty thousand pounds) for the freehold interest, subject to contract. A purchase at this level reflects a low capital value of £538 per sq ft

TENURE

Freehold, held under title number NGL797012



VAT

The property is elected for VAT.

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

FOR FURTHER INFORMATION CONTACT:

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