

Floral Court

COVENT GARDEN

Our story

Shaftesbury Capital is a long-term responsible investor and forward-looking steward of an impossible to replicate portfolio of vibrant and thriving West End destinations. The Covent Garden estate spans 1.5 million sq ft of lettable space, from the iconic Piazza to the streets of Seven Dials.

As custodian of the district, Shaftesbury Capital has introduced over 250 new shopping and dining concepts, and through a programme of careful curation, Covent Garden is now home to over 200 retail stores including global flagships, British and independent brands as well as over 175 restaurants, bars and cafés.



Floral Court is Covent Garden's most prestigious courtyard, offering a rare opportunity to host **two world-class flagship restaurants** in the heart of London's legendary district. Primely positioned between the iconic King Street and Floral Street, with extensive alfresco dining.

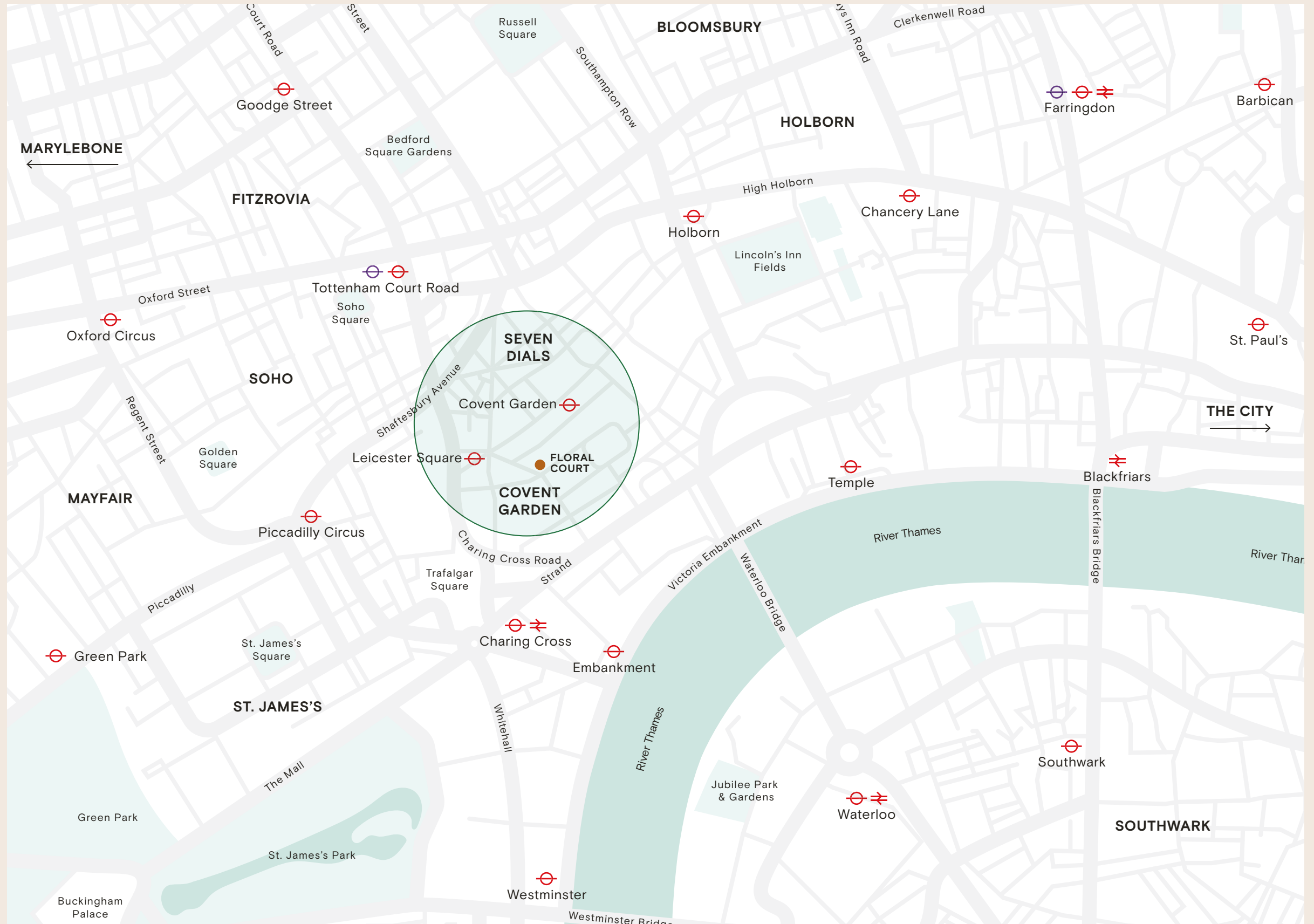
Floral Court sits proud amidst the bustle and buzz of luxury retail, premium restaurants and bars, and world-class cultural experiences, with unforgettable presence, and location.

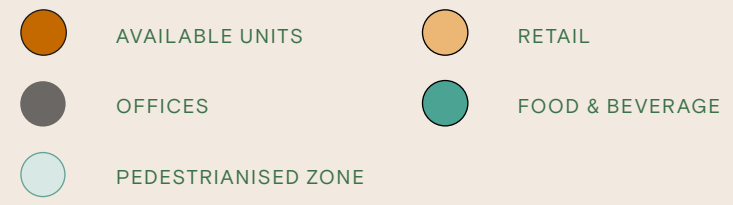
Global dining destination



In the West End's heart

- 38 million customers per year
- 1,000 bars and restaurants
- 1,200 retail units
- 1,300 alfresco seats
- 2 train stations
- 4 Tube stations
- 10,000 residents
- 40,000 theatre seats
- 8,900 hotel rooms
- 7 social channels
- 800,000 social media followers





SHOPPING

- 01 A.P.C.
- 02 APPLE
- 03 BUCHERER
- 04 CHANEL
- 05 CHARLOTTE TILBURY
- 06 GANNI
- 07 GLOSSIER
- 08 JO MALONE LONDON
- 09 MULBERRY
- 10 NARS
- 11 PAUL SMITH
- 12 POLO RALPH LAUREN
- 13 REFORMATION
- 14 TAG HEUER
- 15 TIFFANY & CO
- 16 TOM FORD
- 17 TUDOR
- 18 UNIQLO & THEORY

DINING

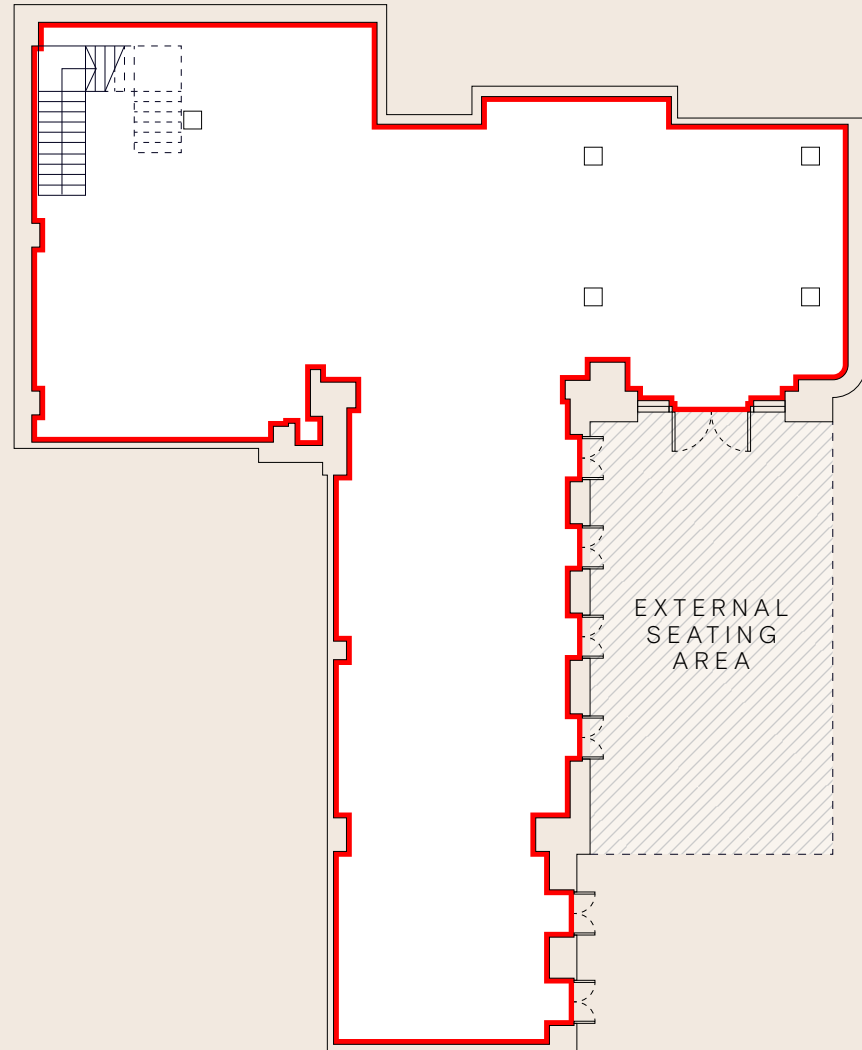
- 22 ABUELO
- 23 AVE MARIO
- 24 BALTHAZAR
- 25 BUNS & BUNS
- 26 CINNAMON BAZAAR
- 27 CORA PEARL
- 28 COVENT GARDEN GRIND
- 29 DIN TAI FUNG
- 30 FATT PUNDIT
- 31 FLAT IRON
- 32 JOE ALLEN
- 33 LIMA CANTINA
- 34 MARIAGE FRÈRES
- 35 STEREO
- 36 STICKS'N'SUSHI
- 37 SUSHISAMBA
- 38 THE FROG
- 39 THE IVY MARKET GRILL
- 40 THE OTHER HOUSE
- 41 THE OYSTERMEN
- 42 WATCHHOUSE COFFEE

LIFESTYLE

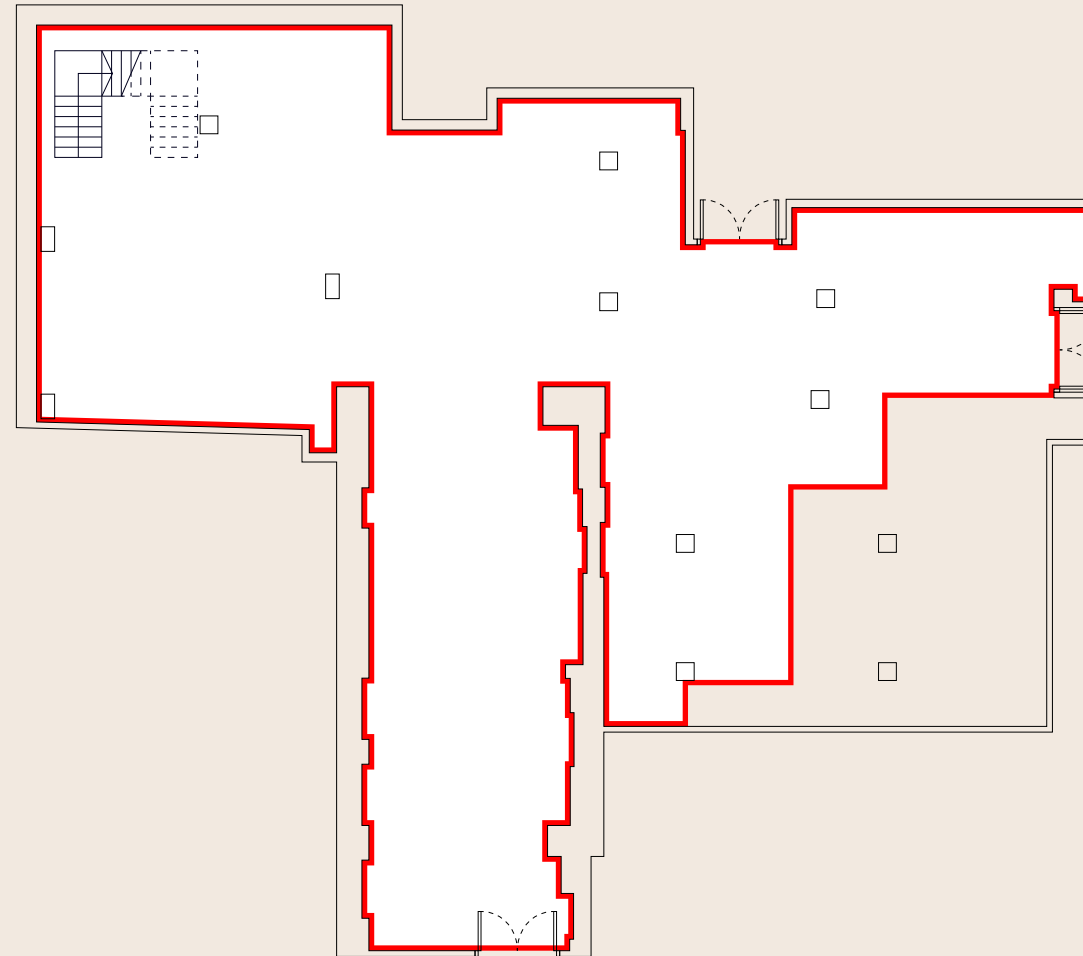
- 19 JUBILEE HALL GYM
- 20 NUFFIELD HEALTH
- 21 PELOTON

The opportunities

1 Floral Court



Ground Floor

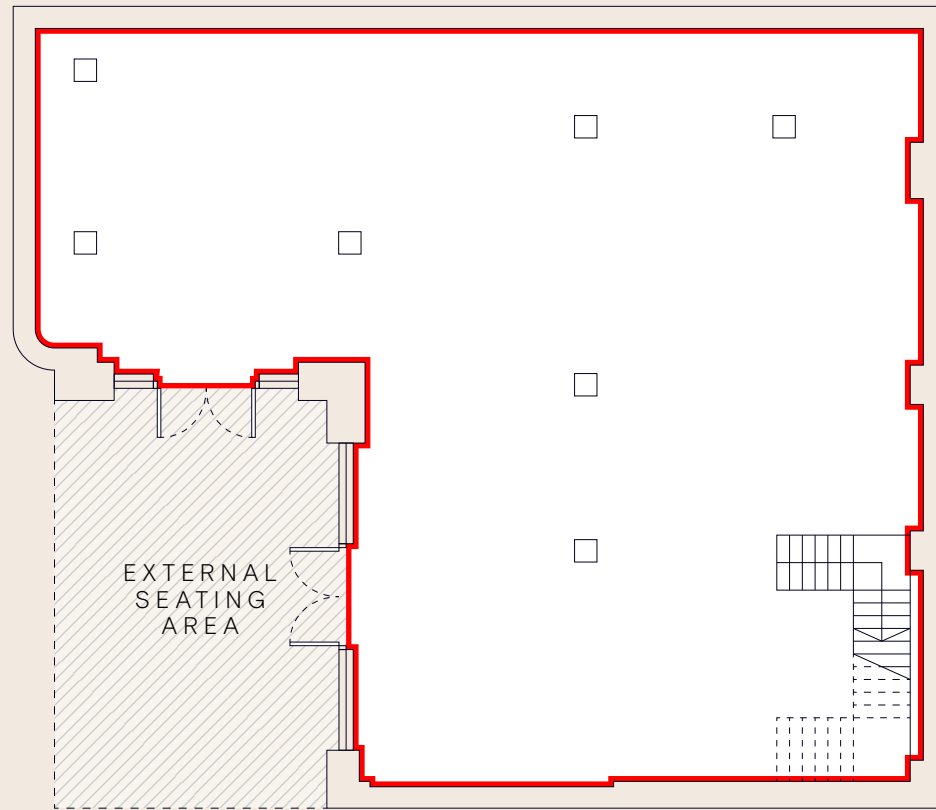


Basement

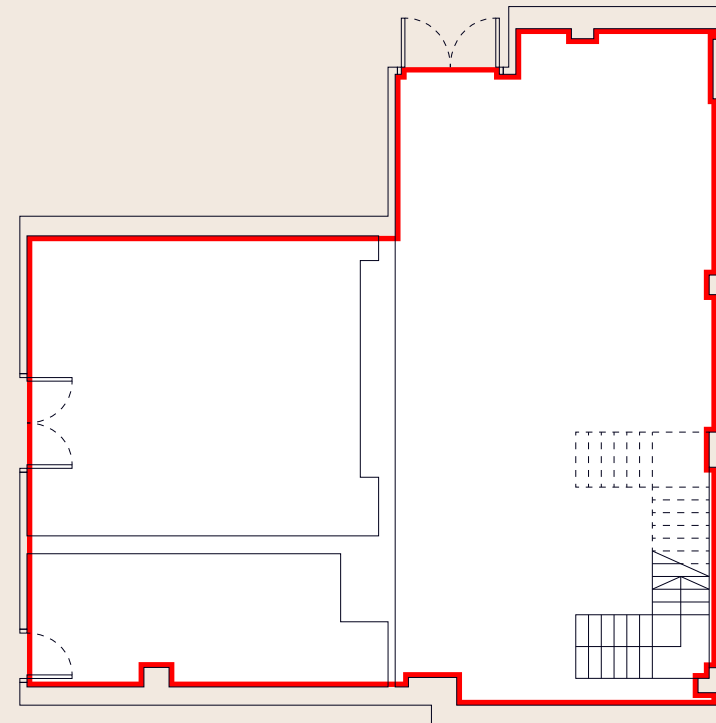
	SQ M	SQ FT
GROUND FLOOR	249.2	2,683
BASEMENT	321.6	3,462
EXTERNAL SEATING	69.4	748
TOTAL (GIA)	640.3	6,893

Floor plans are for indicative use only

2 Floral Court



Ground Floor



Basement

	SQ M	SQ FT
GROUND FLOOR	223.7	2,408
BASEMENT	141.9	1,528
EXTERNAL SEATING	47.5	512
TOTAL (GIA)	413.2	4,448

Planning, licensing & terms

LEASE TERMS

A new effective FRI lease subject to a 5 yearly upward only rent reviews.

RENT

Base rent upon application. The base rent will be exclusive of rates, VAT and all other outgoings. The operator will be required to put forward a percentage of turnover, such that the higher of the base rent or turnover is payable.

PLANNING

The unit benefits from E Class restaurant use and all necessary planning consents.

LICENSING

There is an existing premises licence which will be transferred to the incoming tenant on completion.

EXTERNAL SEATING

There is an area allocated for extensive alfresco dining.

SERVICE CHARGE

There will be a building service charge payment. Further details can be made on request.

ESTATE CHARGE AND MARKETING CHARGE

There will be an Estate and Marketing charge at a combined rate of £4 psf. Further details can be provided upon request.

SUMMARY OF CONDITION

A unit specification will be available upon request.

RATEABLE VALUE

Upon application.

LEGAL COSTS

Each party to bear its own legal costs.

London's playground

Nowhere embodies the spirit of London more than Covent Garden. With its rich history, vibrant culture and pedestrianised cobbled streets, this world-renowned destination holds the promise of new discoveries on every visit and is a place to satisfy all the senses. A place that continues to attract an ever-evolving array of premium retailers and restaurants who delight thousands of visitors every day with new experiences and exciting culinary concepts.

A food lover's paradise



SUSHISAMBA



Din Tang Fung



Ave Mario



Balthazar

Covent Garden's constantly evolving dining scene offers up over 1,000 alfresco covers across 55 restaurants, with some of London's hottest new restaurants launching to great acclaim in this quarter.

Experience is high on the menu: explore the exciting fusion of Brazilian, Peruvian and Japanese cuisine in spectacular interior design at SUSHISAMBA, or indulge at Clos Maggiore, voted the world's most romantic restaurant in the world. The Oystermen serve up British seafood with a Twist and there are comforting Italian plates at Ave Mario. Or simply stroll down famous Henrietta Street or Maiden Lane, Covent Garden's renowned destinations for fantastic bars and restaurants.



NoMad London



The Savoy



Henrietta Hotel



Covent Garden Hotel

Covent Garden is home to some of the world's most famous hospitality brands: from the long established, sublimely elegant Savoy to the innovative and stylish NoMad.

This is a place for brands to flourish: the Experimental Group's first hotel, The Henrietta Hotel, opened here in 2017 to such success that in 2019, the Group increased the hotel's footprint by expanding into the neighbouring building. In 2023, the Group opened Stereo, a brand new late-night live music and dining concept in the world-famous Covent Garden Piazza.

Home of hospitality

Retail heaven

From flagships to independent boutiques, Covent Garden is the home of retail firsts.

This is where some of the world's most in-demand brands have created landmark concept stores, including Tiffany & Co, Apple, Glossier and Chanel, alongside brand-new brands such as luxury perfume house Creed, specialist outdoor brand Arcteryx, fine jewellery brand Mejuri and HOKA, who recently opened its European debut store.



The jewel in Covent Garden's crown is the **Royal Opera House**, home of the Royal Opera and Royal Ballet Companies. More than 20 theatres host world-class productions featuring star performers, including the **English National Opera** at the Coliseum. Blockbuster exhibitions at **The National Gallery**, **National Portrait Gallery** and **The Courtauld** are moments away, and Covent Garden's famous street entertainers hold crowds in thrall on the beautiful **Piazza**.

40,000 theatre seats within a 15 minute walking distance

A cultural epicentre



The Royal Opera House



Somerset House



National Gallery



The British Museum

Events and experiences

Experience is everything at Covent Garden. Running alongside the world-class culture, shopping and eating, discover a prolific programme of year-round events that elicit likes from Covent Garden's over 830,000+ social followers.

Expect creative and crowd-drawing pop-ups and events: fancy relaxing on a pop-up terraces to watch Wimbledon on the big screen? Check. Experience culinary delights from up and coming concepts to existing F&B at one of our food festivals? Check. Rediscovering your festive spirit with magical Christmas Lights? Double check. From high concepts such as the neon wonderland takeover of the Market Building by British artist Chila Burman, to a skate Park from Chanel on the Piazza a constant programme of consumer initiatives and campaigns, Covent Garden always delivers.



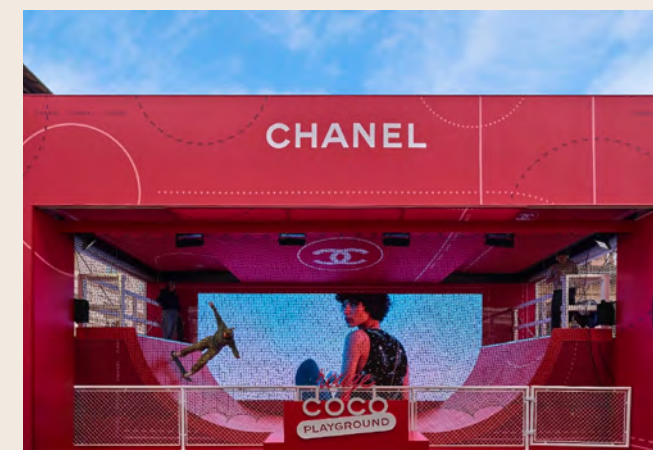
Prada



Dolce & Gabbana



Gisou



Chanel

Shaftesbury Capital is the leading central London mixed-use REIT and is a constituent of the FTSE-250 Index. Our property portfolio, valued at £5 billion, extends to 2.7 million square feet of lettable space across the most vibrant areas of London's West End. With a diverse mix of restaurants, cafés, bars, shops, residential and offices, our destinations include the high footfall, thriving neighbourhoods of Covent Garden, Carnaby, Soho and Chinatown.

At Shaftesbury Capital we are committed to investing for the long term. We take a responsible and forward-looking approach, operating in an environmentally sustainable manner and supporting our local communities.

Our goal is to become a Net Zero Carbon business by 2040 through an efficient 'retrofit first' re-use and management of buildings. Re-using and enhancing existing buildings, rather than demolition and redevelopment, recognises that our buildings are long term carbon stores. Our sustainable approach increases energy efficiency whilst avoiding carbon emissions and use of materials associated with new construction.



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CAPITAL

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