



---

## **TO LET: FORMER TIGER TIGER, HAYMARKET HOUSE, LONDON LEISURE / RESTAURANT / SUI GENERIS**

---

**HAYMARKET HOUSE, LONDON, 28-29 HAYMARKET,  
LONDON, SW1Y 4SP**

---

---

## DESCRIPTION

The former Tiger Tiger is one of the most iconic venues in London and offers a rare, large format space across basement, ground and mezzanine floors. The unit offers floor to ceiling heights up to approximately 6m clear. There is also the potential to be split into three units with separate entrances. There is a very rare & valuable late licence in place but equally the property would be well suited to leisure, flagship retail, bar, restaurant or cultural uses.

Nearby occupiers include Dover Street Market, Fallow, Toba London, Scully, Fowl, 'O Ver St. James, Ole & Steen, Bardo St James's, and the rumoured TimeOut Market UK flagship.

---

## LOCATION

Haymarket House is located close to the junction of Haymarket and Coventry Street in the heart of the West End. Haymarket is home to the Theatre Royal, His Majesty's Theatre, New Zealand House, Vue cinema, cafés, and restaurants and has one of the highest footfall counts in the West End with approximately 40m footfall pa (2023/24).

This is one of the most famous and high profile destinations in Europe, where Haymarket, Piccadilly Circus, Regent Street, Piccadilly converge.

---

## AREA

The accommodation comprises the following areas:

Lower Ground	332.50 sq m / 3,579 sq ft
Basement	337.15 sq m / 3,629 sq ft
Ground	763.76 sq m / 8,221 sq ft
Mezzanine	415.83 sq m / 4,476 sq ft
Total	1,849.24 sq m / 19,905 sq ft

---

## RENT

Rent on request.

---

## BUSINESS RATES

Rateable value: £1,050,000  
Rates payable: £573,300 per annum  
Current rateable value (1 April 2023 to present)

---

## SERVICE CHARGE

On application

---

## ENERGY PERFORMANCE CERTIFICATE

On Application.

---

## VIEWING

All viewings via sole agents P-Three

**Thomas Rose**  
thomas@p-three.co.uk  
+44(0)779 302 4403

**Kate Sadler**  
kate@p-three.co.uk  
+44(0)796 455 5932

P-THREE, as sole agents for the vendors or lessors of this property, gives notice that: (i) These particulars are set out as a general outline for guidance only, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact; (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness; (iii) No person acting on behalf of P-THREE has any authority to make or give any representation or warranty whatsoever in relation to this property. P-THREE accepts no responsibility for any statement made in these particulars; (iv) Any areas, measurements or distances given are approximate. Unless otherwise stated, all purchase prices, any rents or outgoings are correct at the date of publication, and unless otherwise stated, are quoted exclusive of VAT; (v) Images may be computer generated. Photographs show certain parts of this property as they appeared at the time they were taken; and; (vi) Any descriptions given of this property cannot be taken to imply this property is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Intending purchasers or lessees are advised to carry out their own investigations.

Tiger Tiger, Haymarket House, 28-29 Haymarket, London, SW1Y

