

22

BATEMAN ST

LONDON W1D 3AN

Prime Freehold Opportunity in Soho

GOLDENBERG
REAL ESTATE 

INVESTMENT SUMMARY

- **Rare prime Soho location**, in the heart of London's most vibrant district
- **Fully let**, 4 storey mixed use building
- **Freehold**
- Positioned moments from **Soho Square**, **Oxford Street**, and **Tottenham Court Road**
- **Excellent transport connectivity** with access to the **Elizabeth Line** at Tottenham Court Road
- Surrounded by an **eclectic mix** of retail, hospitality, and cultural amenities
- **£3,00,000**, reflecting a net initial yield of **4.5%** and a capital value of **£1,101 per sq ft**





LOCATION

Bateman Street runs between Dean Street and Greek Street, benefiting from proximity to **Soho Square** and the dynamic thoroughfares of **Oxford Street** and **Charing Cross Road**.

22 Bateman Street is superbly located in the **heart of Soho**, one of London's most iconic and sought-after locations and local neighbours including some legendary operators including **Bar Italia, Manzi's, L'Escargot, Quo Vadis** and **Soho House**, with new 'kids on the block' including **Chotto Matte, MIMI's, Milk Beach** and **Kapara**.

The area is known for its **creative industries, hospitality venues**, and **fashion retailers**, attracting visitors, tourists, and occupiers alike.

CONNECTIVITY

The property benefits from excellent transport links:

- **Tottenham Court Road Station** (Central Line, Northern Line, and Elizabeth Line) – 3 minute walk
- **Oxford Circus Station** (Bakerloo, Central, Victoria lines), – 10 minute walk
- Numerous bus routes along Oxford Street and Charing Cross Road
- Direct access to Crossrail services for rapid journeys across London and beyond



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DESCRIPTION

22 Bateman Street comprises a **characterful mid-terrace property**, typical of Soho's historic streetscape.

The building is arranged with leisure uses on **basement and ground and four upper floors** of residential, comprising 1 bed apartments on the each of the first and second floors, and a duplex over third and fourth floors

ACCOMMODATION

The property comprises the following approximate net internal areas (NIA):

Floor	USE	SQ FT	SQ M
Basement	Bar	812	75.44
Ground	Restaurant	461	42.83
1st	Residential	396	36.79
2nd	Residential	396	36.79
3rd & 4th Duplex	Residential	658	61.13
Total		2,723	252.98



TENANCY SCHEDULE

Unit Description	Tenant Name	Lease Type	Lease Start Date	Lease End Date	Rent	Reversionary End Date	Rent Review	FRI	Comments
Basement	Gold Honour Ltd	Commercial	29/09/2022	28/09/2032	£24,000		29/09/2027	NO	
Ground Floor Shop	Truffle Bateman Ltd	Commercial	19/08/2016	18/08/2031	£50,000		19/08/2021	YES	
First Floor	Ast Tenant	AST	26/06/2022	25/06/2024	£19,080			NA	AST has expired BUT terms agreed for new AST with the tenant paying the new rents.
Second Floor	Ast Tenant	AST	25/09/2020	24/09/2022	£18,600			NA	AST has expired BUT terms agreed for new AST with the tenant paying the new rents.
Third & Fourth Floor	Ast Tenant	AST	15/05/2023	14/05/2025	£33,591.96		14/05/2026	NA	
Total					£145,271.96				





BATEMA BUILDING
CITY OF WESTMINSTER

TRUFFLE BURGER
22 BATEMAN STREET

SEVLAK

DOG & DUCK

DGC

DINING ROOM

23

TRUFFLE BURGER
CREAM
CANTONEN BURGERS
THE FRESH BREAD

Paris

EPC

Available upon application

TENURE

The property is held **freehold**.

VAT

The property is elected for VAT. It is anticipated that the sale will be treated as Transfer of Going Concern (TOGC).

AML

When submitting an offer potential purchasers will need to provide appropriate documentation capable of satisfying the requirements of UK Anti-Money Laundering Regulations.

PRICE

Offers in excess of **£3,000,000** which reflects a **Net Initial Yield of 4.5%** and a Capital Value Per Sq ft of **£1,101**.



CONTACT

For further information or an appointment to view please contact the seller's Sole Agent.

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BRADLEY GOLDENBERG

bmg@goldenberg.co.uk

Tel: 0207 491 4101

Mob: 07767 371 723

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Photography & Design By Adrian Gates Design: 07710 316991.