

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



***'22 Bateman Street is superbly located in the heart of Soho, one of London's most iconic and sought-after locations'.***



# 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				













## 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.

**GOLDENBERG**  
**REAL ESTATE**

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Photography & Design By Adrian Gates Design: 07710 316991.