

LANTEX HOUSE
76 BREWER ST
SOHO, LONDON W1F 9TX

MIXED-USE FREEHOLD INVESTMENT
FOR SALE



EXECUTIVE SUMMARY

- An exciting opportunity to acquire a **well-positioned freehold building in the heart of Soho, and adjacent to Mayfair.**
- Situated on **Brewer Street, one of Soho's most iconic addresses**, the property lies at the heart of London's West End - an area synonymous with **world-class dining, boutique retail, creative industries, and vibrant nightlife.**
- The building comprises a **prominent ground and basement restaurant, with self-contained office accommodation** arranged over the first to fourth floors (**Total 3,946 sq ft NIA**).
- Potential to increase massing to the rear of the building as well as the roof (STPP).
- Offers are invited in excess of **£3,750,000** for the freehold interest (subject to contract).





LOCATION

The immediate area surrounding Lantex House is a hub for creative industries, with renowned names such as Warner Bros., Dolby Europe, and Universal Music Group all operating nearby. The neighbourhood is also home to boutique advertising agencies, design studios, and post-production studios including Sony Music UK and MPL Communications, making it a magnet for media, tech, and entertainment talent.

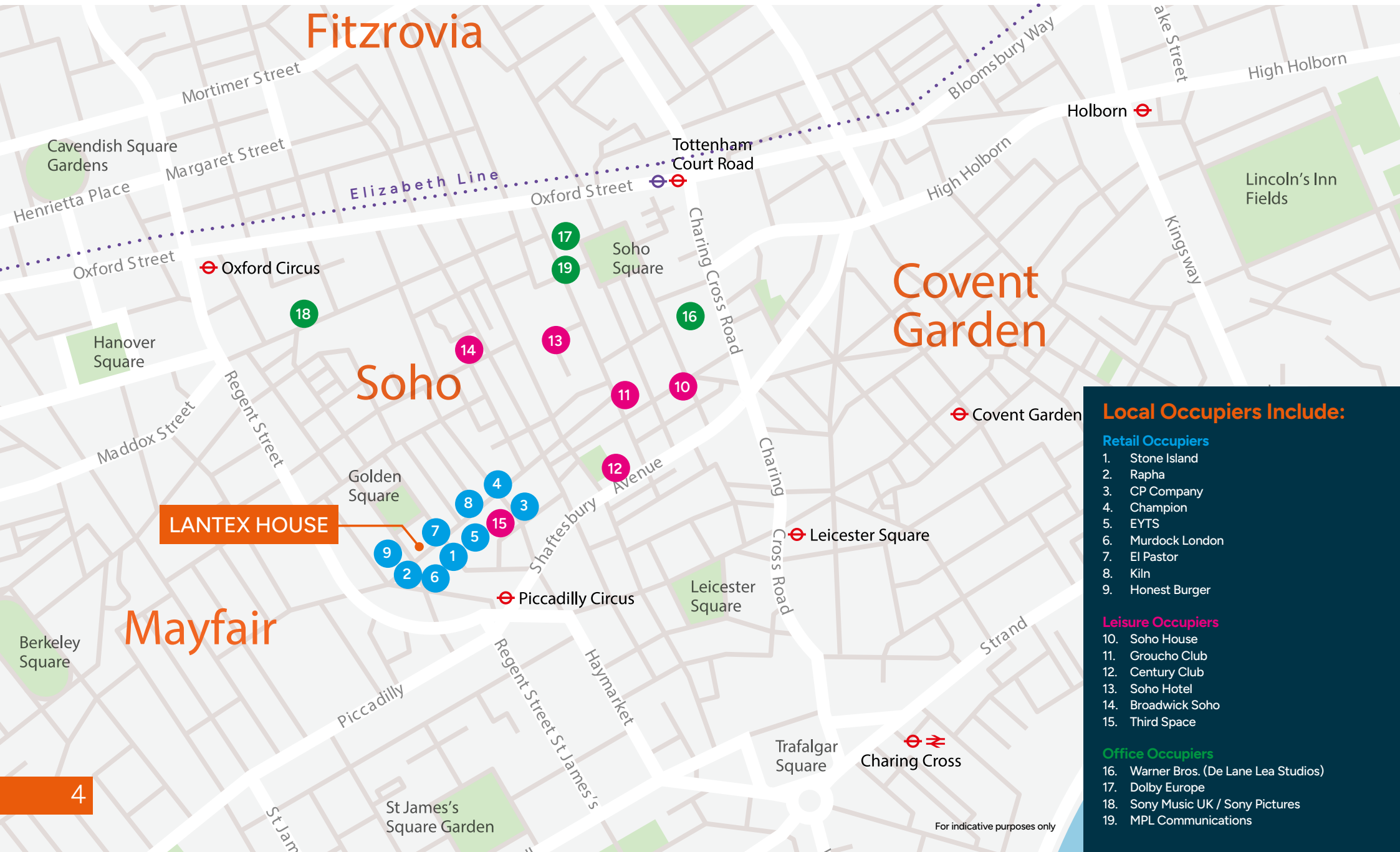
Retail occupiers in the vicinity include cutting-edge fashion and lifestyle brands such as **Stone Island**, **Rapha**, and **CP Company**, alongside popular destinations like **Honest Burger**, **El Pastor**, and **Kiln**. The area also benefits from high footfall driven by nearby attractions including **Carnaby Street**, **Berwick Street Market**, and a diverse mix of restaurants, bars, and independent retailers.

Leisure hotspots such as **Soho House**, **Groucho Club**, and the **Soho Hotel** further cement the area's appeal as one of London's most vibrant and sought-after neighbourhoods for work and play.

76 Brewer Street is ideally positioned near Golden Square, placing it within a short walking distance of:

- **Oxford Circus and Piccadilly Circus Underground Stations.**
- **Carnaby Street, Regent Street, and Golden Square.**
- A multitude of cafes, bars, and restaurants including **Dishoom**, **Flat Iron** and many more.
- The location offers strong footfall, exceptional public transport access, and enduring tenant demand.

One of central London's most celebrated and eclectic districts - a buzzing, 24/7 destination known for its cultural vibrancy, fashion scene, and creative economy



Local Occupiers Include:

Retail Occupiers

- 1. Stone Island
- 2. Rapha
- 3. CP Company
- 4. Champion
- 5. EYTS
- 6. Murdock London
- 7. El Pastor
- 8. Kiln
- 9. Honest Burger

Leisure Occupiers

- 10. Soho House
- 11. Groucho Club
- 12. Century Club
- 13. Soho Hotel
- 14. Broadwick Soho
- 15. Third Space

Office Occupiers

- 16. Warner Bros. (De Lane Lea Studios)
- 17. Dolby Europe
- 18. Sony Music UK / Sony Pictures
- 19. MPL Communications

For indicative purposes only



DESCRIPTION

Lantex House is a mid-terrace mixed-use building arranged over lower ground, ground, and four upper floors.

The ground and lower ground floors comprise the popular restaurant, Kulu Kulu, who have been trading from this location for some 30 years.

The upper floors provide office accommodation, with each floor comprising well presented self-contained office space. The first and second floors are subdivided to provide two separate office suites on each level, whilst floors three and four provide lateral office floor-plates.

Subject to any required consents it is considered that there is potential to increase massing to the rear of the property as well as the roof.



ACCOMMODATION SCHEDULE

The property comprises the following approximate internal areas:

Floor	Use	NIA (sqft)	NIA (sqm)	GIA (sqft)	GIA (sqm)
LG	Ancillary / Storage	876	81.4	1,135	105.4
G	Restaurant	893	83.0	974	90.5
Sub-Total		1,769	164.3	2,109	195.9
1st	Office	663	61.6	827	76.8
2nd	Office	665	61.8	840	78.0
3rd	Office	422	39.2	586	54.4
4th	Office	437	40.6	567	52.7
Sub-Total		2,177	202.2	2,820	261.9
Total		3,946	366.6	4,929	457.8

All areas provided are for indicative purposes only and are not to be relied upon.

The building comprises a prominent ground and basement restaurant premises, with self-contained offices above.

TENANCY SCHEDULE

Floor	Tenant Name	Lease Start Date	Lease End Date	Rent (pa)	Comments
LG & G	Den & Co Limited t/a Kulu Kulu	05-Jan-22	10-Oct-36	£95,000	Fixed rental increases to £100,000 pa in Oct-25, £110,000 pa in Oct-26 and £115,000 pa in Oct-29.
1st Front	Mark John Picken	Jul-25	Jul-28	£18,500	Mutual break in Jul-26. Lease contracted outside The Act. Terms agreed, awaiting completion of lease
1st Rear	Vacant	-	-	-	-
2nd Front & Rear	Jasmine Music Limited	Dec-22	Dec-25	£30,000	Licence
3rd	Nicholas Szczpaniak Limited	Jul-25	Jul-28	£18,500	Tenant break in Oct-26. Landlord break in Jul-26. Lease contracted outside The Act.
4th	Scott Whitby Studio Limited	-	07-Nov-25	£14,950	Lease contracted outside The Act.
Total				£176,950	Increases in Oct-25, Oct-26 and Oct-29.

TENURE

The property is held Freehold under Title Number: 40201

EPC's

Copies of the EPC's are available upon request.

VAT

The property is not elected for VAT.

PROPOSAL

Offers are invited in excess of
£3,750,000 for the freehold interest
(subject to contract).



CONTACT

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Photography & Design By Adrian Gates Design: 07710 316 991.