

UPON THE INSTRUCTIONS OF ADAM STEPHENS & CHRIS ALLEN,
JOINT LIQUIDATORS OF THE HOUSE OF ST BARNABAS

ONE GREEK STREET

SOHO SQUARE
LONDON W1

RARE OPPORTUNITY TO PURCHASE A HISTORIC
BUILDING ON SOHO SQUARE WITH ONE OF THE
LARGEST PRIVATE GARDENS IN SOHO

INVESTMENT SUMMARY

- Exceptional opportunity to acquire a former club (Sui Generis Use), offered with Full Vacant Possession
- Prominently positioned on Soho Square, Soho's most prestigious garden square
- Excellent transport links which have been further enhanced by the opening of the Elizabeth Line at Tottenham Court Road Station (Dean Street entrance) located a 4-minute walk away
- Mixed use estate comprising a striking Grade 1 Listed Building, with stunning views of Soho Square and a Grade 1 listed Chapel
- Attractive listed building providing members club and office accommodation over 15,940 sq ft (1,480.8 sq m) GIA with the Chapel providing 1,565 sq ft (145.4 sq m) GIA
- Currently consented for use as a member's club with offices above with an active operational license
- Attractive opportunity for purchasers with occupational requirements

The Liquidators are proposing to offer a new 150 year leasehold interest, with a base rent of £250,000 per annum and thereafter a rent subject to 5 yearly rent reviews to the higher of the base rent or 10% of the Estimated Rental Value of the property.

Equally, the Liquidators will also consider offers for the property structured on alternative terms.

The Liquidators welcome offers from both commercial entities and charities.

The property has a long history of charitable use, most recently being used to operate a member's club which provided training and other support to homeless people. The Liquidators would welcome offers from charities whose purposes are compatible with those of The House of St Barnabas, which are to relieve people in need, whether or not it is intended to use the property in delivering these purposes. The Liquidators would also welcome offers from charities with other purposes.

We are instructed to invite offers subject to contract and exclusive of VAT.





COVENT
GARDEN

CENTREPOINT

TOTTENHAM
COURT ROAD

OUTERNET

ONE
GREEK
STREET

SOHO
SQUARE

ST JAMES'S
PARK

PICCADILLY
CIRCUS

TOTTENHAM
COURT ROAD
DEAN STREET
ENTRANCE

BUCKINGHAM
PALACE

REGENT
STREET

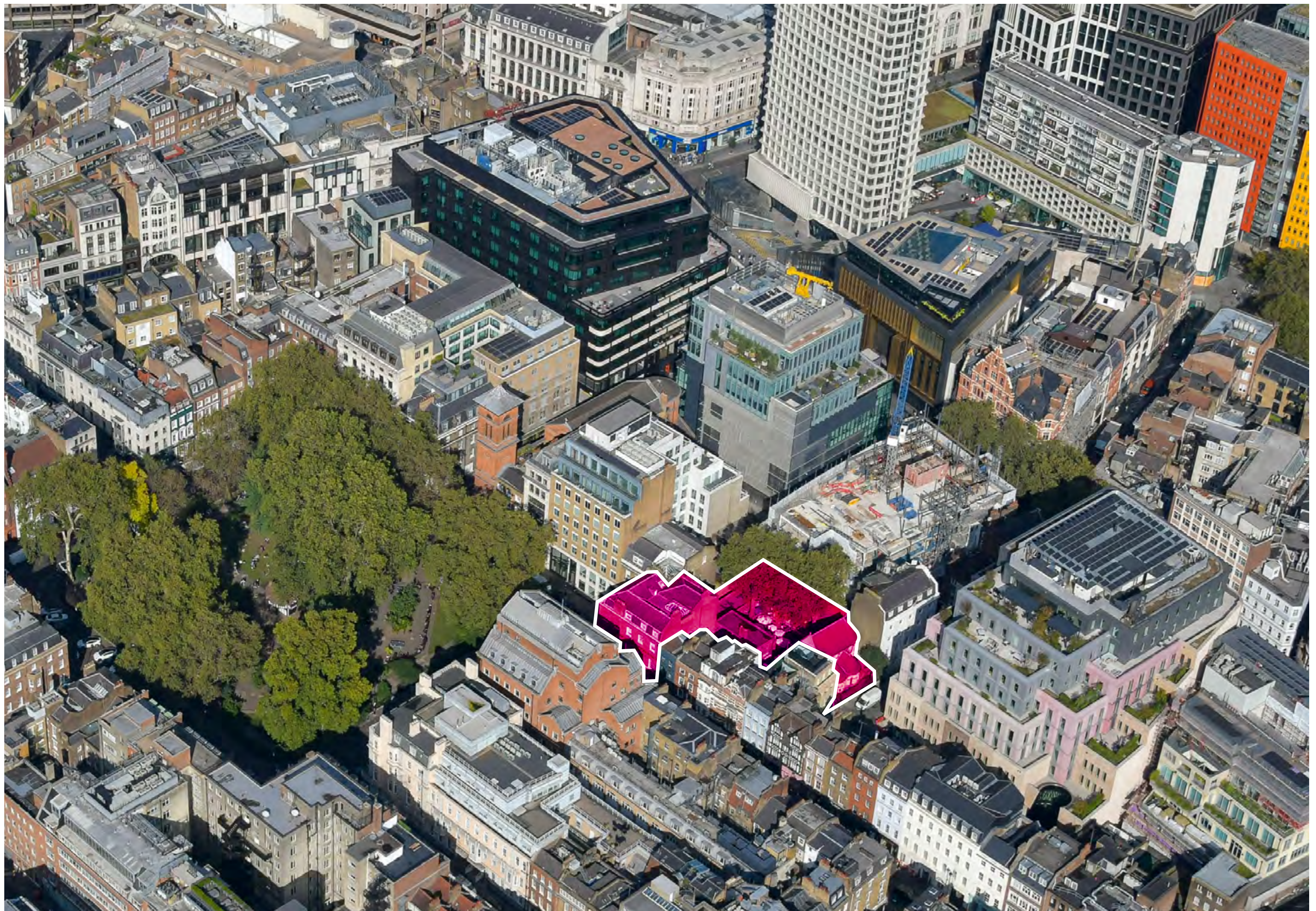
CHARTERHOUSE
AVENUE

CHARING
CROSS ROAD

DEAN
STREET

WARDOUR
STREET

OXFORD
STREET





LOCATION

The property is located in the heart of thriving Soho, the centre of London's creative quarter and one of London's most vibrant and popular areas.



Soho occupies a unique position between Mayfair and Covent Garden, just south of Fitzrovia and bordered by the exceptional retail offerings of Oxford and Regent's Street. It benefits from a rich history and is a main centre for entertainment and leisure, attracting a range of occupiers, in particular, those in the creative industries.

Soho Square is located in the centre of London's entertainment and leisure district. It offers world-class amenities, including boutique theatres, iconic theatres, and a wide variety of eateries and bars.

Soho Square offers a rare expanse of green communal space within central London.



ONE
GREEK
STREET



OXFORD CIRCUS



APPLE STORE

LIBERTY.

DISHOOM

Hamleys

SITUATION

Prominently positioned on the south east corner of Soho Square, benefiting an extensive second frontage onto Greek Street. The property has expansive views over the square and is within a short walk of the extensive amenities of Soho.

Meta



TOTTENHAM
COURT ROAD

CENTRE
POINT

MINDSHARE

Google



OUTERNET

FLAT
IRON

SOHO
PLACE

MILK
BEACH

skyscanner



ONE
GREEK
STREET

SOHO
SQUARE



SOHO
THEATRE

barrafina

QUO VADIS

HAZLITT'S

KOYA

CHOCO
MATTE

HOPPERS

ronnie scott's

DEAN STREET
TOWNHOUSE

SOLA

THE
GROUCHO
CLUB

KETTNER'S

THE IVY
CLUB

TOPNOTCH
GYM

F45

THE IVY

AXEL ARIGATO

INKO
NITO

STICKS N SUSHI

BOB BOB
RICARD

NOPI

GOLDEN
SQUARE

KILN

THIRD
SPACE

HAM YARD
HOTEL

KRICKET
SOHO

CAFE
ROYAL
HOTEL

PICCADILLY CIRCUS



PICCADILLY
CIRCUS

lyric:



GIELGUD
THEATRE

BOCCA
DI LUPO

RANDALL
& AUBIN

BONE
DADDIES

100
WARDOUR

BUSABA

SOHO HOUSE

SOHO
HOTEL



QUO VADIS

KOYA

CHOCO
MATTE

HOPPERS

ronnie scott's

DEAN STREET
TOWNHOUSE

SOLA

THE
GROUCHO
CLUB

KETTNER'S

THE IVY
CLUB

TOPNOTCH
GYM

F45

THE IVY

AXEL ARIGATO

INKO
NITO

STICKS N SUSHI

BOB BOB
RICARD

NOPI

GOLDEN
SQUARE

KILN

THIRD
SPACE

HAM YARD
HOTEL

KRICKET
SOHO

CAFE
ROYAL
HOTEL

PICCADILLY CIRCUS



PICCADILLY
CIRCUS

lyric:



GIELGUD
THEATRE

BOCCA
DI LUPO

RANDALL
& AUBIN

BONE
DADDIES

100
WARDOUR

BUSABA

SOHO HOUSE

SOHO
HOTEL



QUO VADIS

KOYA

CHOCO
MATTE

HOPPERS

ronnie scott's

DEAN STREET
TOWNHOUSE

SOLA

THE
GROUCHO
CLUB

KETTNER'S

THE IVY
CLUB

TOPNOTCH
GYM

F45

THE IVY

AXEL ARIGATO

INKO
NITO

STICKS N SUSHI

BOB BOB
RICARD

NOPI

GOLDEN
SQUARE

KILN

THIRD
SPACE

HAM YARD
HOTEL

KRICKET
SOHO

CAFE
ROYAL
HOTEL

PICCADILLY CIRCUS



PICCADILLY
CIRCUS

lyric:



GIELGUD
THEATRE

BOCCA
DI LUPO

RANDALL
& AUBIN

BONE
DADDIES

100
WARDOUR

BUSABA

SOHO HOUSE

SOHO
HOTEL



QUO VADIS

KOYA

CHOCO
MATTE

HOPPERS

ronnie scott's

DEAN STREET
TOWNHOUSE

SOLA

THE
GROUCHO
CLUB

KETTNER'S

THE IVY
CLUB

TOPNOTCH
GYM

F45

THE IVY

AXEL ARIGATO

INKO
NITO

STICKS N SUSHI

BOB BOB
RICARD

NOPI

GOLDEN
SQUARE

KILN

THIRD
SPACE

HAM YARD
HOTEL

KRICKET
SOHO

CAFE
ROYAL
HOTEL

PICCADILLY CIRCUS



PICCADILLY
CIRCUS

lyric:



GIELGUD
THEATRE

BOCCA
DI LUPO

RANDALL
& AUBIN

BONE
DADDIES

100
WARDOUR

BUSABA

SOHO HOUSE

SOHO
HOTEL



QUO VADIS

KOYA

CHOCO
MATTE

HOPPERS

ronnie scott's

DEAN STREET
TOWNHOUSE

SOLA

THE
GROUCHO
CLUB

KETTNER'S

THE IVY
CLUB

TOPNOTCH
GYM

F45

THE IVY

AXEL ARIGATO

INKO
NITO

STICKS N SUSHI

BOB BOB
RICARD

NOPI

GOLDEN
SQUARE

KILN

THIRD
SPACE

HAM YARD
HOTEL

KRICKET
SOHO

CAFE
ROYAL
HOTEL

PICCADILLY CIRCUS



PICCADILLY
CIRCUS

lyric:



GIELGUD
THEATRE

BOCCA
DI LUPO

RANDALL
& AUBIN

BONE
DADDIES

100
WARDOUR

BUSABA

SOHO HOUSE

SOHO
HOTEL



QUO VADIS

KOYA

CHOCO
MATTE

HOPPERS

ronnie scott's

DEAN STREET
TOWNHOUSE

SOLA

THE
GROUCHO
CLUB

KETTNER'S

THE IVY
CLUB

TOPNOTCH
GYM

F45

THE IVY

AXEL ARIGATO

INKO
NITO

STICKS N SUSHI

BOB BOB
RICARD

NOPI

GOLDEN
SQUARE

KILN

THIRD
SPACE

HAM YARD
HOTEL

KRICKET
SOHO

CAFE
ROYAL
HOTEL

PICCADILLY CIRCUS



PICCADILLY
CIRCUS

lyric:



GIELGUD
THEATRE

BOCCA
DI LUPO

RANDALL
& AUBIN

BONE
DADDIES

100
WARDOUR

BUSABA

SOHO HOUSE

SOHO
HOTEL



QUO VADIS

KOYA

CHOCO
MATTE

HOPPERS

ronnie scott's

DEAN STREET
TOWNHOUSE

SOLA

THE
GROUCHO
CLUB

KETTNER'S

THE IVY
CLUB

TOPNOTCH
GYM

F45

THE IVY

AXEL ARIGATO

INKO
NITO

STICKS N SUSHI

BOB BOB
RICARD

NOPI

GOLDEN
SQUARE

KILN

THIRD
SPACE

HAM YARD
HOTEL

KRICKET
SOHO

CAFE
ROYAL
HOTEL

PICCADILLY CIRCUS



PICCADILLY
CIRCUS

lyric:



GIELGUD
THEATRE

BOCCA
DI LUPO

RANDALL
& AUBIN

BONE
DADDIES

100
WARDOUR

BUSABA

SOHO HOUSE

SOHO
HOTEL



QUO VADIS

KOYA

CHOCO
MATTE

HOPPERS

ronnie scott's

DEAN STREET
TOWNHOUSE

SOLA

THE
GROUCHO
CLUB

KETTNER'S

THE IVY
CLUB

TOPNOTCH
GYM

F45

THE IVY

AXEL ARIGATO

INKO
NITO

STICKS N SUSHI

BOB BOB
RICARD

NOPI

GOLDEN
SQUARE

KILN

THIRD
SPACE

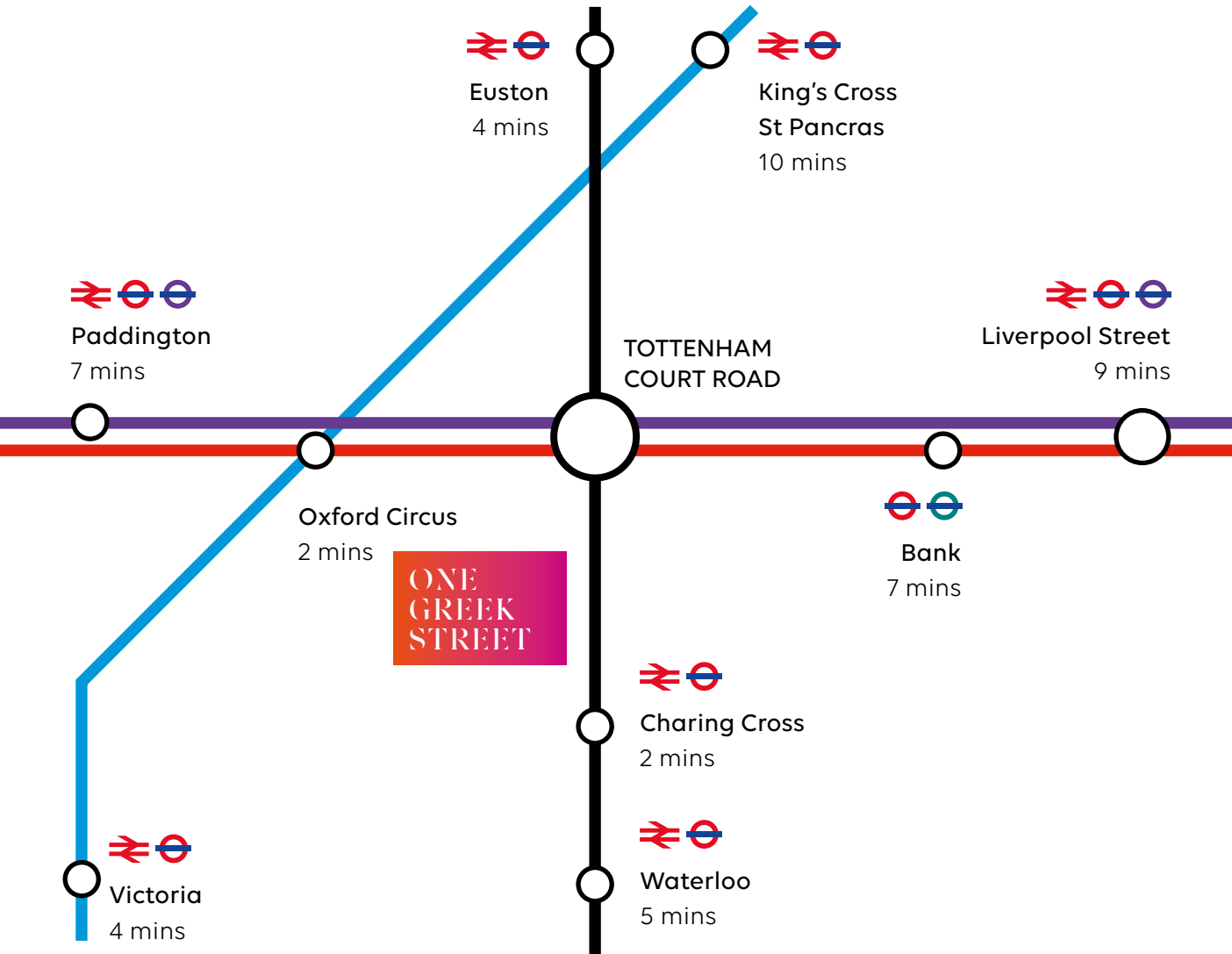
HAM YARD
HOTEL

CONNECTIVITY

1 Greek Street benefits from exceptional connectivity, further enhanced by the opening of the Elizabeth Line in 2022.

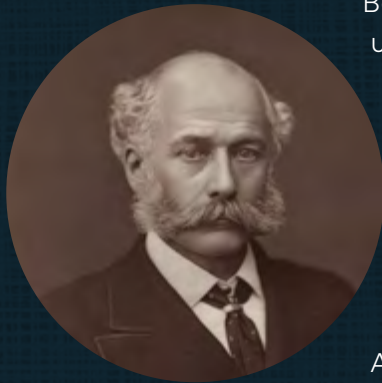
The Elizabeth line has significantly improved journey times, adding capacity to the network, improving access, and resulting in a boost in the economy.

The property is within a 2-minute walk of Tottenham Court Road Station, which benefits from Elizabeth, Central, and Northern Lines and provides direct access to Bond Street and Farringdon Stations within 1 minute.



ONE GREEK STREET - A HISTORY

1855



Occupied by the Metropolitan Board of Works and specifically used by Sir Joseph William Bazalgette whilst he drew up plans for the new London sewage system, large parts of which are still used today. They were also responsible for the layout of Charing Cross Road and Shaftesbury Avenue, which shaped the Soho area.

1744 – 1747

The house in its current form is built.

1747 – 1811

Occupied as a single residence.

During the Metropolitan Board of Works' tenure, the house underwent significant changes. It was during this period that the house was expanded, and a Victorian extension was added.

1861

The house was sold to the representatives of the House of Charity, which was founded in 1846 on what is now Manette Street, just behind the house.

1864

The chapel is completed.

1961

The properties changed from the House of Charity to the House of St Barnabas.

2005/6

The house ceased to be used as a hostel for the homeless.



1753

First Occupied by Richard Beckford, MP.

1811 – 1855

Occupied by The Westminster Commissioners of Sewers.

1859

Charles Dickens published A Tale of Two Cities. It is believed that 1 Greek Street was the inspiration for the residence of Dr Manette and his daughter, a key setting in the novel.

1862

The chapel began to be built by Edward Conder from plans drawn up by Joseph Clarke & the foundation stone is laid by Catherine Gladstone (Wife of William Gladstone the former PM).

1945 – 1995

The second and third floors of the House were used as accommodation for homeless women.

1980

The principal rooms on the ground and first floors are extensively restored.

2010

The House of St Barnabas becomes what we are familiar with it being today a Member's Club, training office and therapy rooms.



DESCRIPTION

1 Greek Street provides an elegant Grade 1 listed Georgian house, built between 1744 and 1747 by Joseph Pearce and occupied as a single residence until 1811 whereby the house became offices.

Arranged over basement, ground, first, second and third floors, the building provides 15,940 sq ft (GIA) and has undergone extensive improvement works over the last decade.

The house is currently arranged to provide member's club accommodation over the ground and first floors, with kitchens in the basement and offices above. Each floor benefits toilets and kitchenettes.

The basement benefits from end-of-trip facilities, an extensive service kitchen, and a breakout area.

The ground floor entrance boasts a double-height reception with an impressive staircase leading to the first floor. Featuring a bar, grand dining rooms, and reception rooms. The ground floor further benefits a considerable enclosed, private garden, currently paved, which leads to the Grade 1 listed chapel. The principal rooms on the ground and first floor have ceiling heights of over 3 metres.

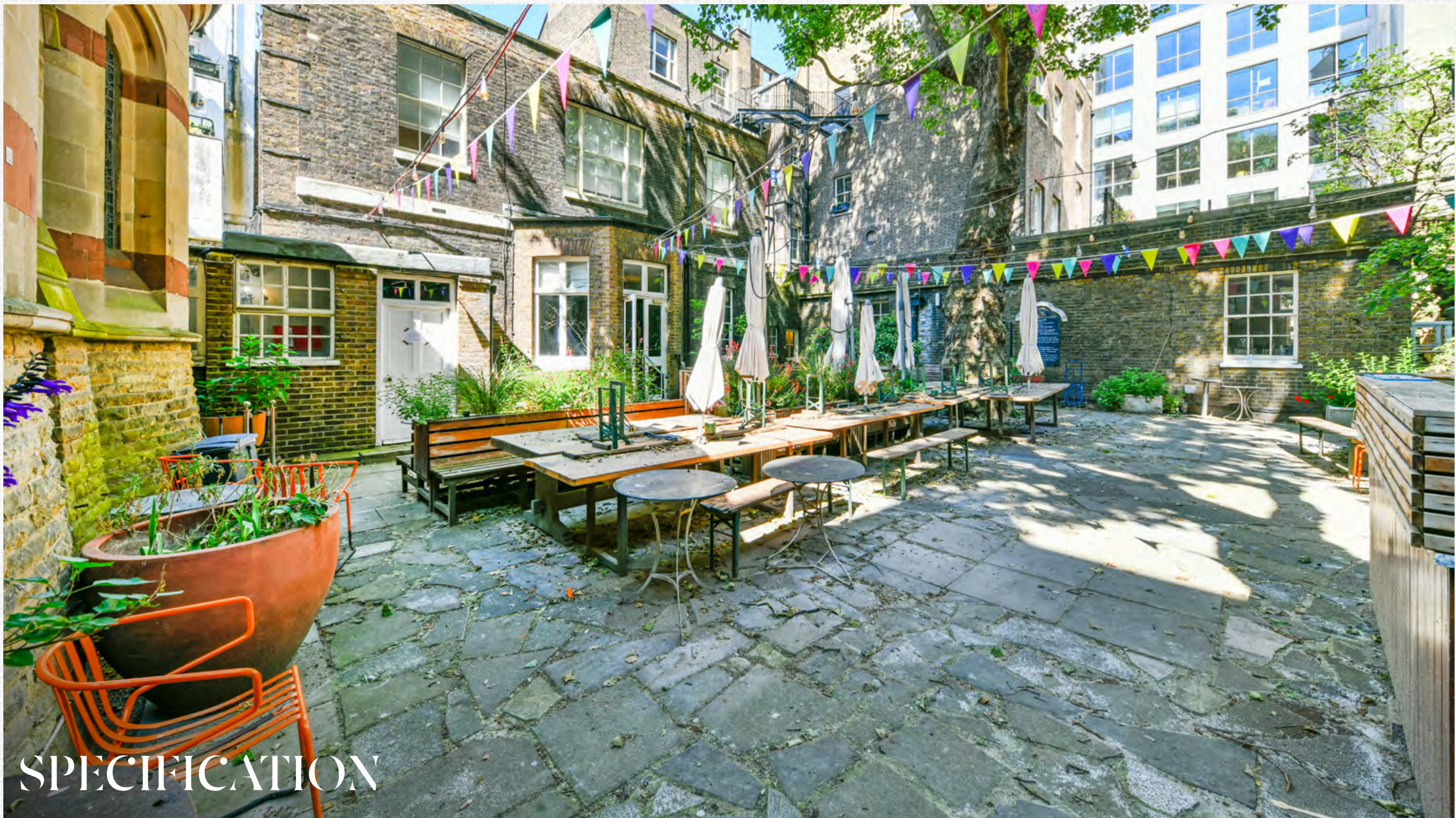
The upper floors are currently arranged as offices with meeting rooms, kitchenette, and offices.

Period features include excellent decorative plasterwork, panelling, carved woodwork, and a stone cantilevered staircase with a wrought iron balustrade.

The property benefits from a Chapel, titled the Chapel of the House of St Barnabas, Grade 1 Listed, completed in 1864, and designed by the gothic-revival architect Joseph Clarke. The property further benefits from an extensive garden measuring approximately 3,144 sq ft (292.1 sq m).







SPECIFICATION



GRADE 1 LISTED
HOUSE



GRADE 1 LISTED
CHAPEL



EXCELLENT FLOOR TO CEILING
HEIGHT OF APPROXIMATELY
4M ON GROUND AND FIRST
FLOORS



OPERATIONAL LICENCE
IN PLACE WHICH ALLOWS
TRADING FROM
9AM-1.00AM



EXCELLENT
NATURAL LIGHT



EXTENSIVE PRIVATE
GARDEN



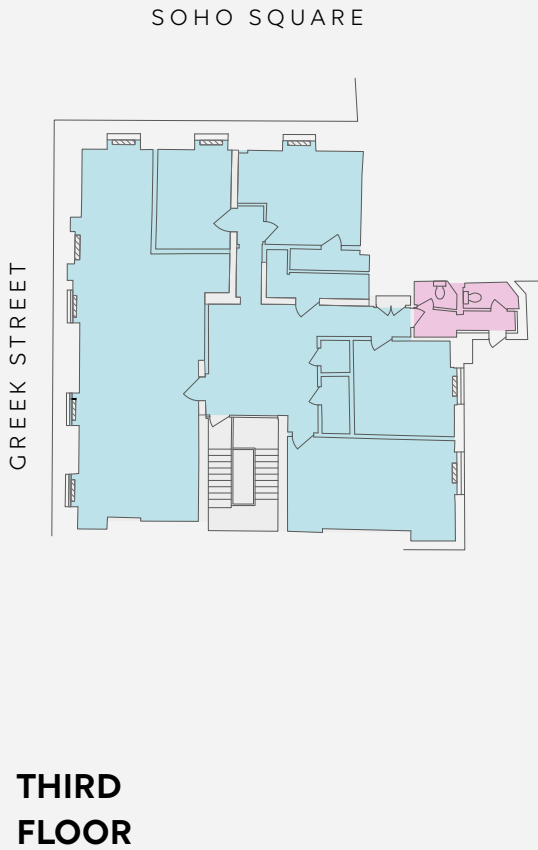
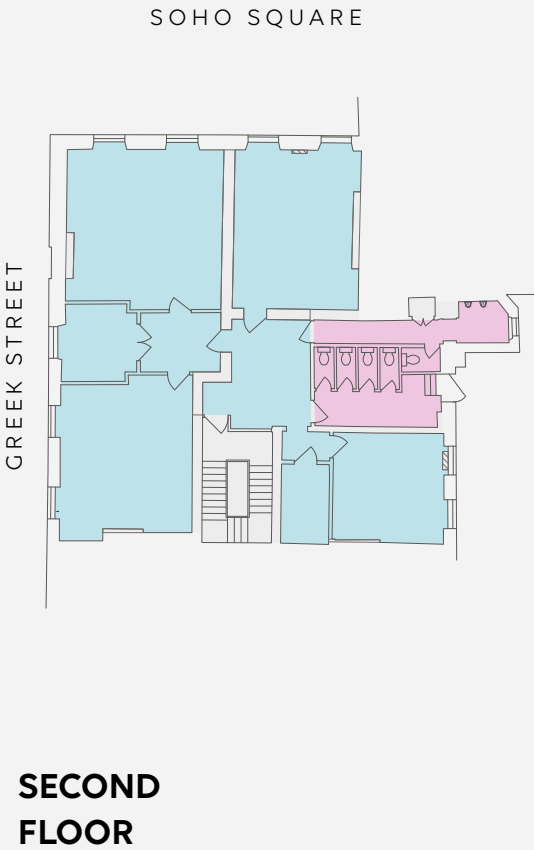
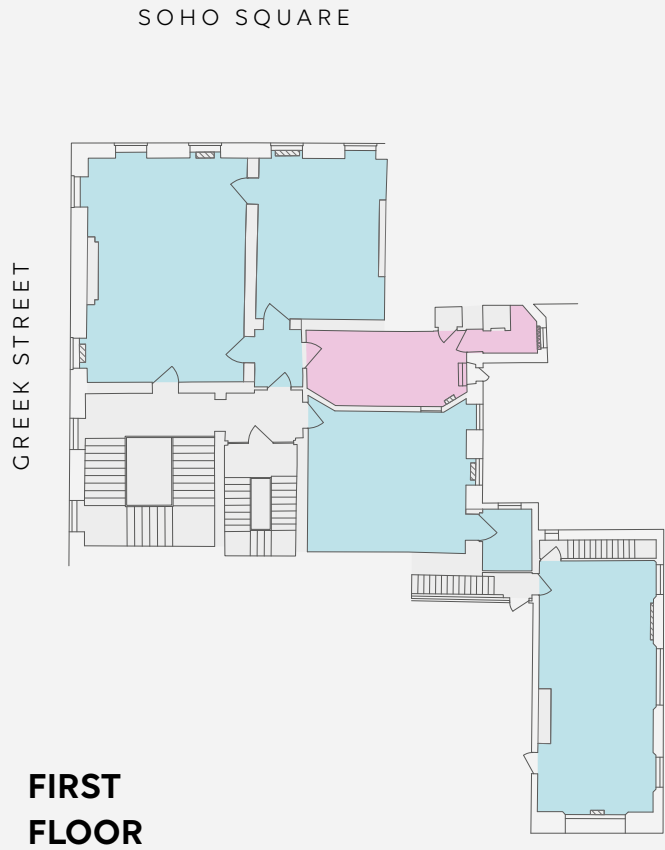
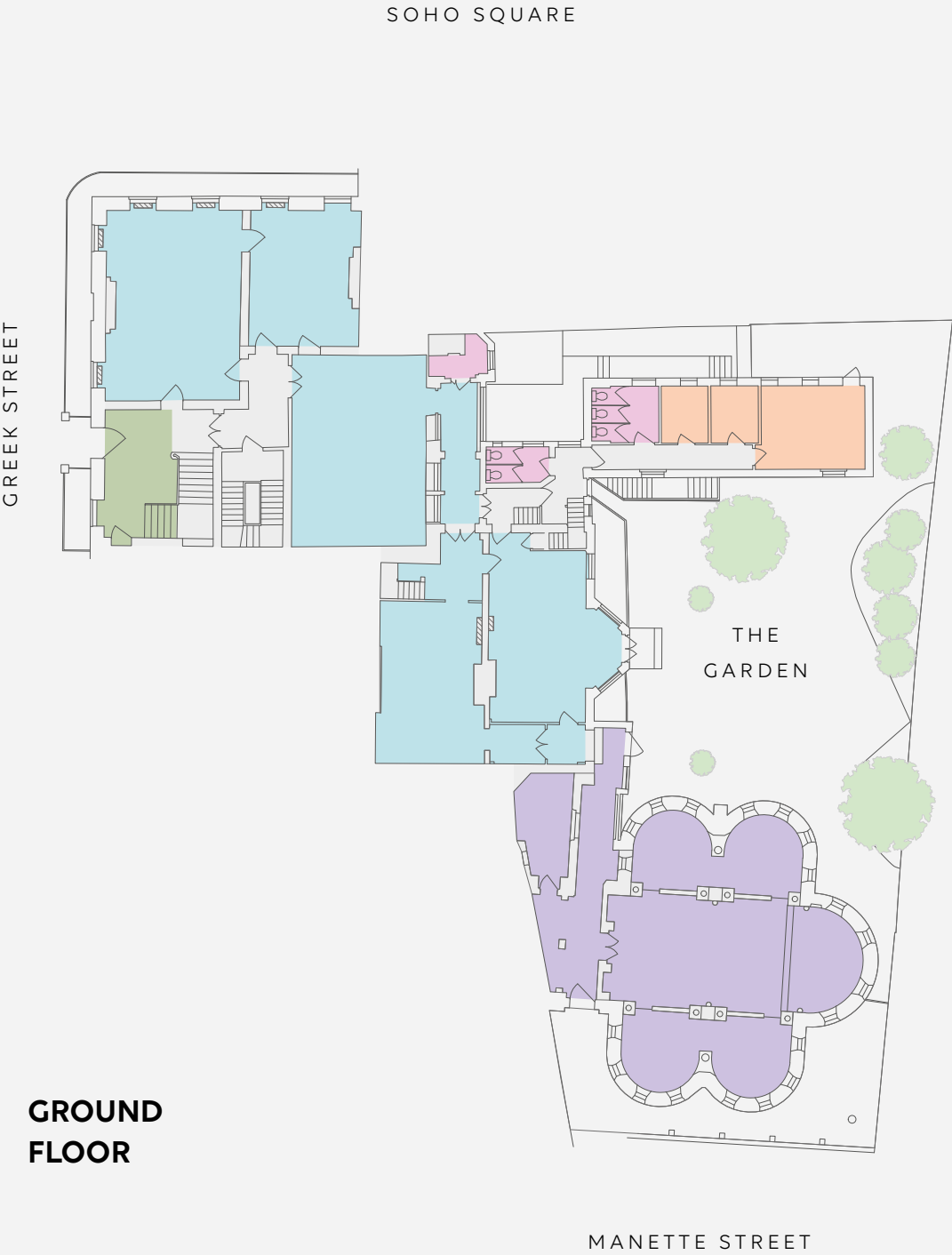
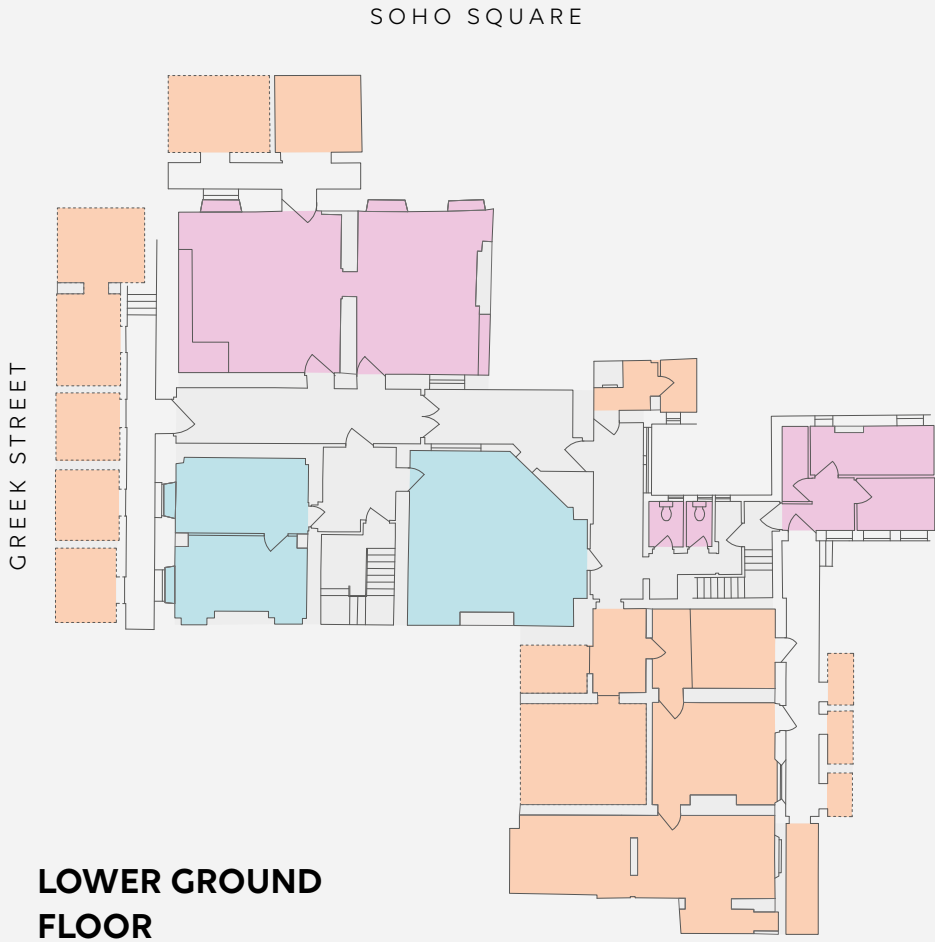




ACCOMMODATION

The Property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):

DEMISE	USE	GIA SQ M	GIA SQ FT
Third	Sui Generis	198.9	2,141
Second	Sui Generis	207.7	2,236
First	Sui Generis	263.9	2,841
Ground	Sui Generis	534.0	5,748
Basement	Sui Generis	276.3	2,974
Subtotal		1,480.8	15,940
Chapel		145.4	1,565
Total		1,626.2	17,505



- Sui Generis
- Store
- Ancillary
- Chapel
- Reception



INTEREST FOR SALE

The Liquidators are proposing to offer a new leasehold interest.

Equally, the Liquidators will also consider offers for the property structured on alternative terms.

The Liquidators welcome offers from both commercial entities and charities.

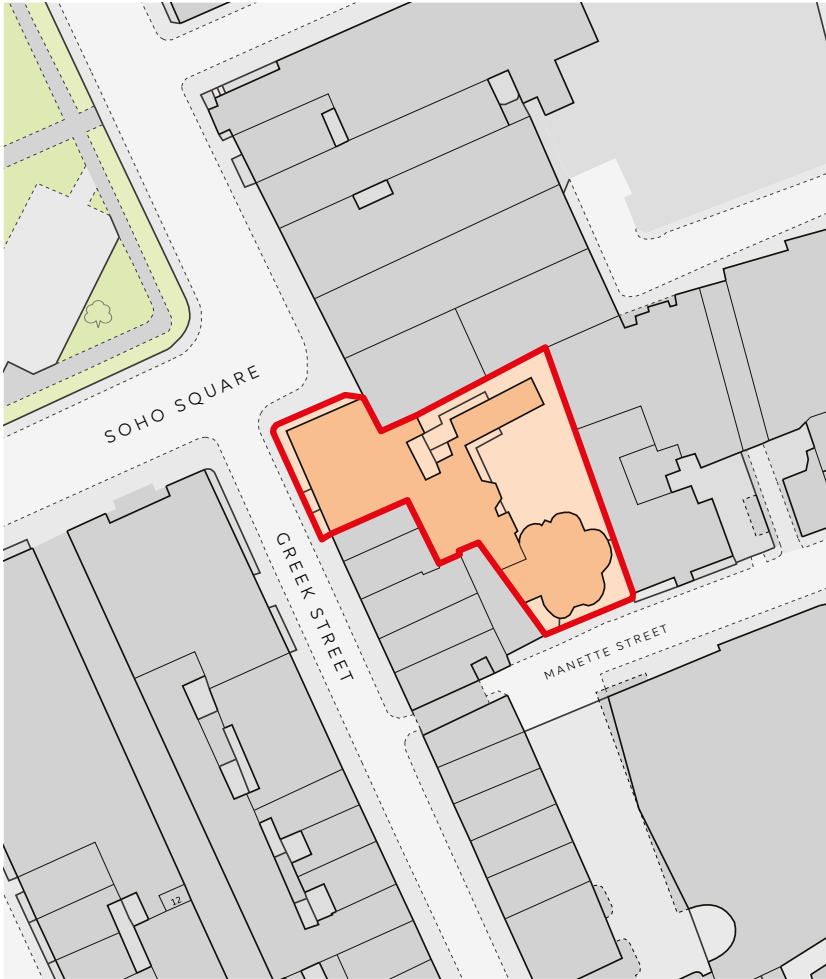
The property has a long history of charitable use, most recently being used to operate a member’s club which provided training and other support to homeless people. The Liquidators would welcome offers from charities whose purposes are compatible with those of The House of St Barnabas, which are to relieve people in need, whether or not it is intended to use the property in delivering these purposes. The Liquidators would also welcome offers from charities with other purposes.

TERM
New 150 year leasehold interest.

HEAD RENT
For the first five years of the term, a base rent of £250,000 per annum. Thereafter the rent is to be subject 5 yearly rent reviews to the higher of the base rent, or 10% of the Estimated Rental Value of the property.

USE
The use under the headlease will be Sui Generis.

The Property is subject to a right of escape in the event of fire from the adjoining 26 Soho Square.



Not to scale. For identification purposes only. This plan is based upon the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office. Crown Copyright reserved



PLANNING

The property as per the planning consent is sui generis, granted on the 30th of March 2012 under reference 10/01426/FULL, to be used as a private Members’ club, training/office facilities/ therapy rooms and a Chapel. The S106 currently refers to a charity and its programmes which are no longer active.

The planning designates the areas as follows:

BASEMENT - the Basement has back of house areas for the Club and Other Rooms. There are also communal/shared areas.

GROUND FLOOR - the Ground Floor is primarily designated for use by the Club of lounge and dining/function rooms. There are also Other Rooms. Access to the Chapel is also on the Ground Floor. There are also communal garden and reception areas.

The second and third floor are designated as other rooms.

The chapel is subject to external improvement works per planning reference 22/05839/LBC. These works include installing external lights on the façade and grounds, replacing the iron railings, and lowering the boundary wall.

CLUBLAND

LONDON’S CLUBS

London has a long history of private members clubs. The first club, White’s, opened in 1693 as a gentleman’s only club; this was the start of an array of member clubs opened in the vicinity of St James’s and Pall Mall, leading to the area being dubbed ‘Clubland’.

While the legacy of these older clubs endures, the modern-day private members clubs have undergone a significant transformation. The new clubs, unlike their predecessors, offer a wide range of amenities and services. This evolution has even led to the expansion of ‘Clubland’ into Soho, a vibrant hub of creative clubs, and London, now home to hundreds of private member clubs.

The opening of a number of new clubs and the redevelopment of some older names shows the enduring allure of the private members club. The expansion of Soho House Group into more than 42 venues in 40 locations has served to emphasise the founding roots of London’s Soho to a global audience and membership.

Private Member’s Clubs rarely trade, so sales are few and far between. However, assets marketed recently have included Maison Estelle, located in Mayfair, the original Ivy Club and Restaurant, and The Groucho Club in Soho.

Planning for club use remains challenging in Central London, only serving to highlight the rarity of One Greek Street, available with full vacant possession, offering stunning architecture with a private garden and chapel.

THE IVY



Annabel’s



Home House



The Lansdowne Club

The Sloane Club

CENTURY



SOHO HOUSE

ALLBRIGHT.

GEORGE

quo vadis

THE
ATHENÆUM
PALL MALL, LONDON



WHITE’S

1.
Warwick

CLUB 64

5 Hertford
Street

67

PALL MALL



TheTwentyTwo

MORTIMER
HOUSE

CHRISTABEL’S

Apello’s Muse



FURTHER INFORMATION

PLANNING

Both the building and chapel are Grade I listed and are situated within the Soho Conservation Area.

LICENCE

The building has a premises licence 24/02616/LIPT dated 3rd June 2024.

The license includes the sale of alcohol, performance of live and recorded music and late-night refreshment Monday to Sunday 09.00-01.00.

A full copy of the licence is available in the data room.

DATAROOM

Dataroom access can be provided upon request.



PROPOSAL

The Liquidators are proposing to offer a new 150 year leasehold interest, with a base rent of £250,000 per annum and thereafter a rent subject to 5 yearly rent reviews to the higher of the base rent or 10% of the Estimated Rental Value of the property.

Equally, the Liquidators will also consider offers for the property structured on alternative terms.

The Liquidators welcome offers from both commercial entities and charities.

The property has a long history of charitable use, most recently being used to operate a member's club which provided training and other support to homeless people. The Liquidators would welcome offers from charities whose purposes are compatible with those of The House of St Barnabas, which are to relieve people in need, whether or not it is intended to use the property in delivering these purposes. The Liquidators would also welcome offers from charities with other purposes.

We are instructed to invite offers subject to contract and exclusive of VAT.

CONTACT

For further information or to arrange an inspection please contact Allsop LLP:

allsop

Nick Pemberton

E: nick.pemberton@allsop.co.uk

T: 07711 070 131

Will Greasley

E: will.greasley@allsop.co.uk

T: 07775 562 040

Henry Guiver

E: henry.guiver@allsop.co.uk

T: 07586 106 413

Emily Rucker

E: emily.rucker@allsop.co.uk

T: 07552 862 555

DISCLAIMER

Allsop LLP on their behalf and for the Vendors or Lessors of this property, whose Agents they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Neither the Liquidators of the Vendor, nor their employees, agents or advisors make any representations nor give any warranties in respect of this property or these particulars. The personal liability of the Liquidators of the Vendor is expressly excluded. No person in the employment of Allsop LLP has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. The market statistics, rental and investments comparables have been supplied by third parties and their accuracy cannot be guaranteed. June 2024  www.cube-design.co.uk (Q5474)