



13 Regent Street, London, SW1Y 4LR

Prime 'Class E' Ground & Basement Retail Unit

1,617 sq ft / 150.22 sq m

Summary

Tenure	To Let
Available Size	1,617 sq ft / 150.22 sq m
Rent	£125,000 per annum
Rates Payable	£36,907.50 per annum
EPC Rating	D (94)

Key Points

- Prime high footfall destination
- Prominent frontage
- Excellent floor to ceiling heights throughout
- 1,617 sq ft / 150.22 sq m over ground & basement
- Class E use
- Suitable for a variety of occupiers

Summary

Available Size	1,617 sq ft
Rent	£125,000 per annum
Rates Payable	£36,907.50 per annum
EPC Rating	D (94)

Description

This is a rare opportunity to secure a prominent retail unit of approx. 1,617 sq ft over ground and basement levels, located on the highly sought-after Regent Street, close to Piccadilly Circus and St James’s Square.

The property benefits from exceptional floor-to-ceiling height, enhancing the sense of space and visibility, and enjoys high footfall from both local shoppers and tourists.

Its prestigious location and flexible layout make it suitable for a wide variety of retail, hospitality, or showroom uses, providing an ideal platform for a flagship presence in one of London’s most iconic shopping destinations.

Location

The property occupies a prime position on Lower Regent Street, in the heart of London just moments from the bustling Piccadilly Circus.

It benefits from exceptional footfall and prestige, surrounded by world-class flagship stores on Regent Street, including leading luxury and contemporary retailers.

This unit offers a standout opportunity in one of the capital's most iconic shopping locations.

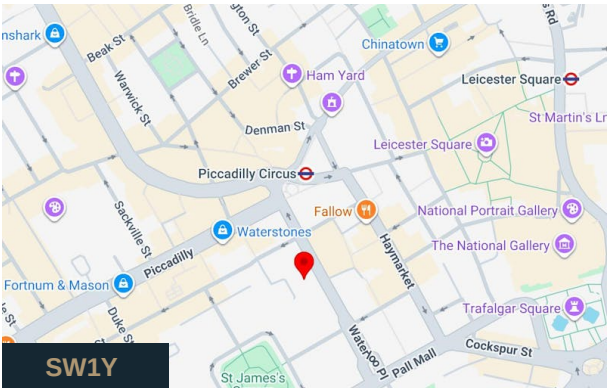
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	873	81.10
Basement	744	69.12
Total	1,617	150.22

Terms

New lease direct from the Landlord.



Viewing & Further Information

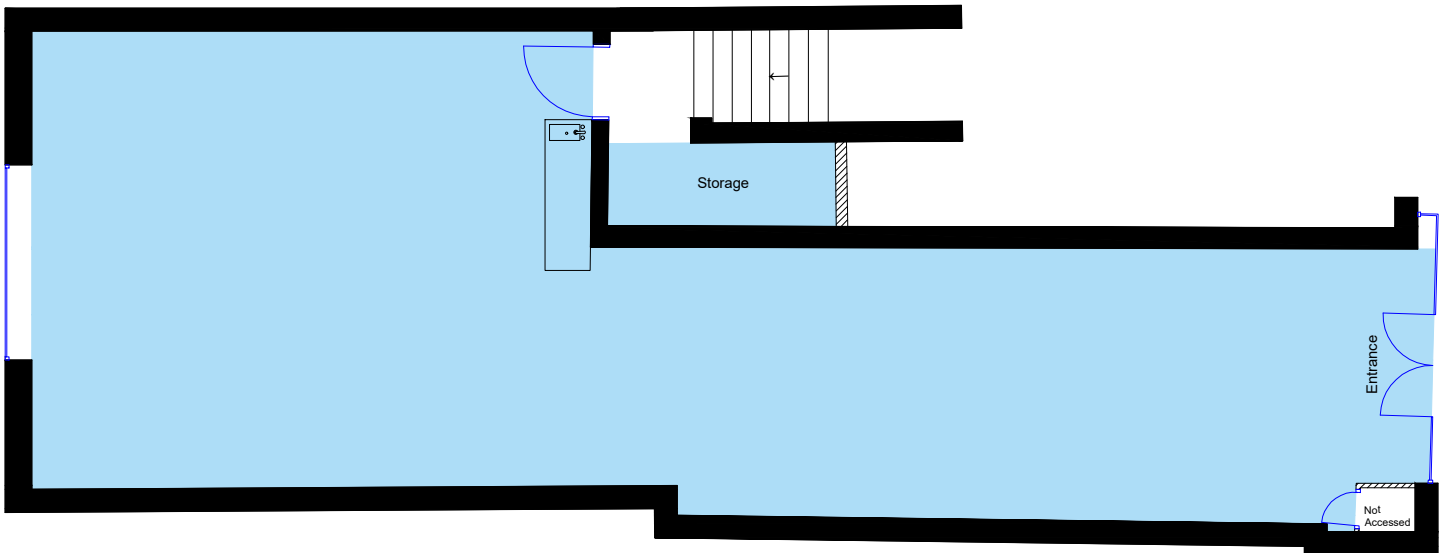


Andrew Knights
07825 742853
andrew@audley.london

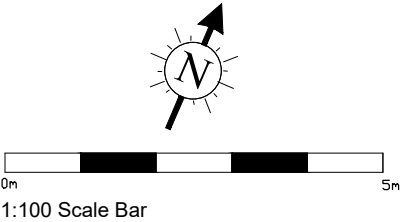


Bailey Crouch
07901 229626
bailey@audley.london

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 17/11/2025



Ground Level



General Notes

Net Internal Area

1	Issue	20/10/22
No.	Revision/Issue	Date

Firm Name and Address

sterlingtemple

0203 4639225

www.sterlingtemple.com

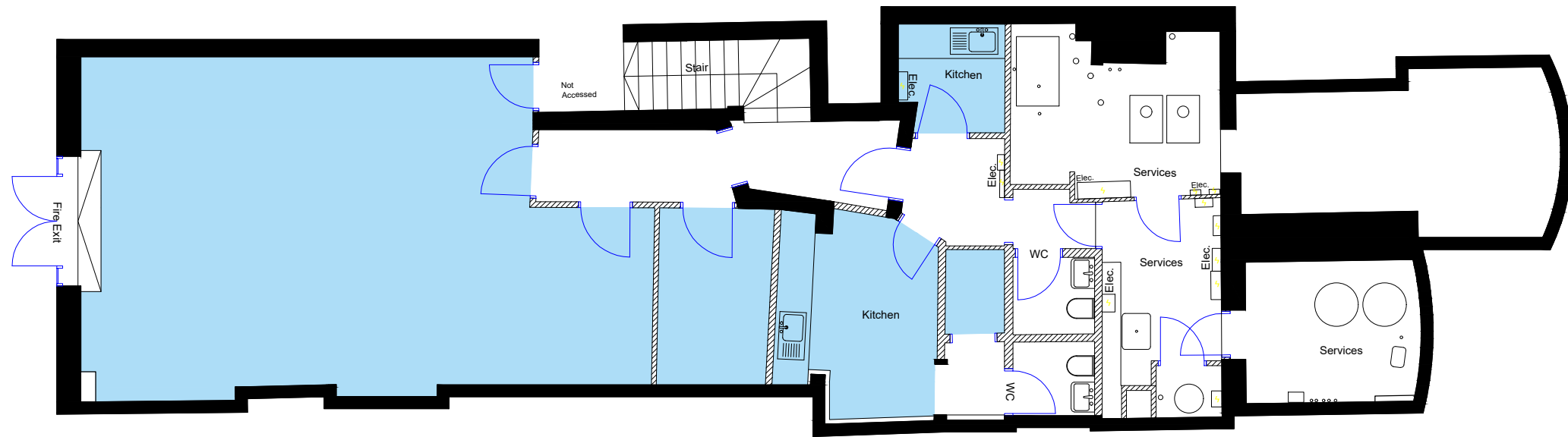
Project Name and Address

13 Lower Regent Street

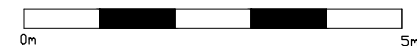
London

SW1Y 4LR

Project	Sheet
22.10.2476	Ground Level Floor Plan
Date	
20 October 2022	
Scale	
1:100 @ A3	



Lower Ground



1:100 Scale Bar

General Notes

Net Internal Area

1	Issue	20/10/22
No.	Revision/Issue	Date

Firm Name and Address

sterlingtemple
0203 4639225
www.sterlingtemple.com

Project Name and Address

13 Lower Regent Street
London
SW1Y 4LR

Project 22.10.2476	Sheet Lower Ground Floor Plan
Date 20 October 2022	
Scale 1:100 @ A3	