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100 Regent Street & 33 Glasshouse Street London W1

Keeping Iceland
warm since 1926



A stunning flagship store with dual aspects to Regent Street and Soho.

100 Regent Street & 33 Glasshouse Street, London W1

The retail accommodation at 100 Regent Street comprises a prime ground floor and basement unit situated within one of London's most sought-after shopping destinations. Located in the heart of the West End, the unit benefits from a prominent position along Regent Street, ensuring exceptional visibility and consistently high pedestrian footfall.

The ground floor provides high-quality sales space with strong street frontage, ideal for flagship retail presentation and brand exposure.

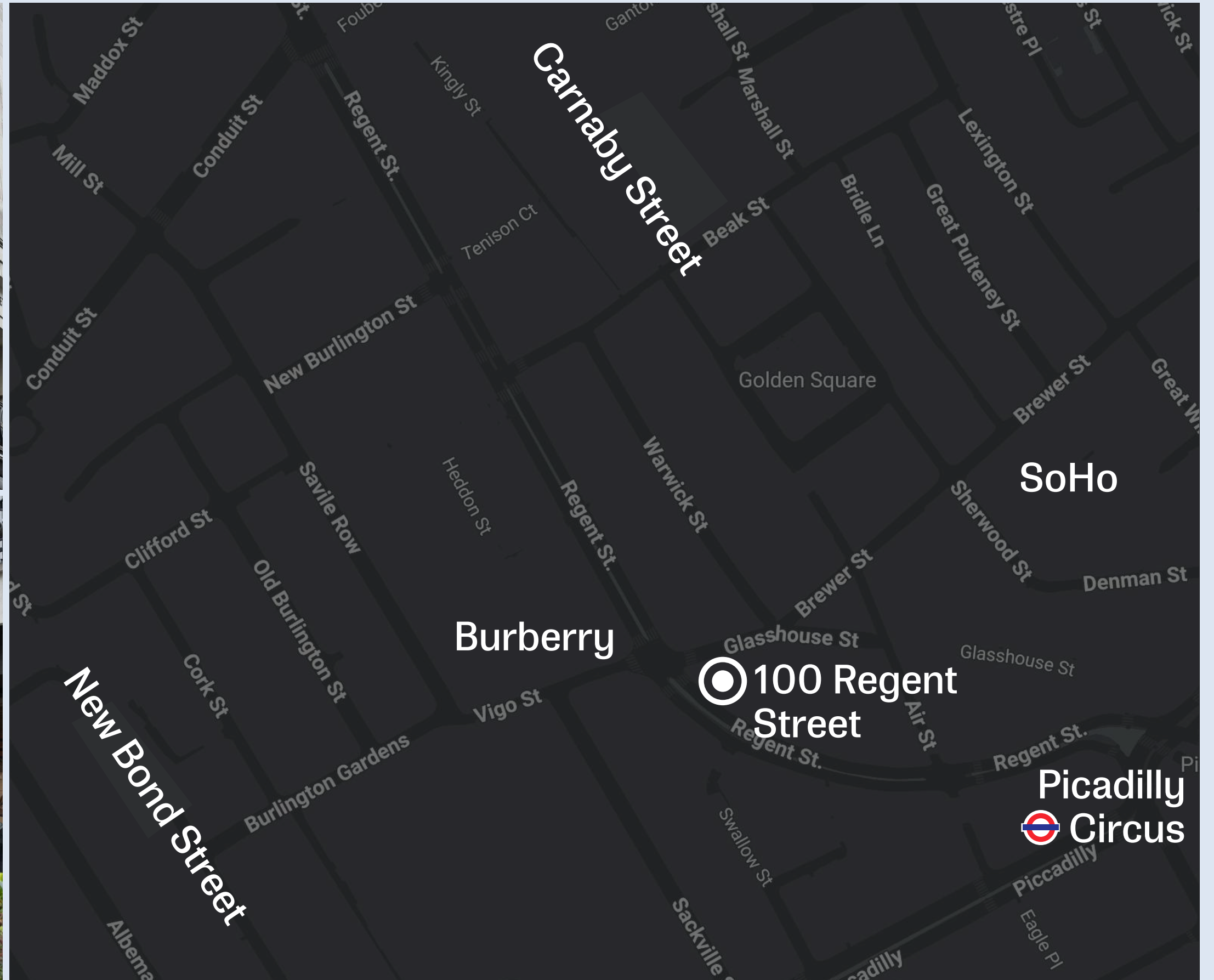
The basement level offers office, showroom space, storage, or customer experience areas, supporting flexible retail configurations. Could be changed to extended trading area.

Positioned within a globally recognised luxury and premium retail corridor, the unit is well-suited to international and aspirational brands seeking a presence in a high-profile location. The surrounding tenant mix, curated by The Crown Estate, reinforces the street's reputation as a premier retail destination.

Overall, the unit represents a rare flagship retail opportunity, combining scale, location, and visibility, with strong potential for sustained trading performance in one of London's most dynamic retail environments.



General Location



100 Regent Street
& 33 Glasshouse Street,
London W1



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In the Heart of the West End

100 Regent Street offers prime retail positioning in London's West End, with strong visibility and high footfall. The unit benefits from dual access, with a main entrance on Regent Street and a secondary entrance via Glasshouse Street into Soho.

It is located close to the luxury retail of New Bond Street and moments from Piccadilly Circus, ensuring excellent connectivity and footfall.



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DRAFT

Regent Street

Positioned on the iconic Regent Street Curve, the property benefits from a prime retail setting alongside leading international brands including Burberry and Marc Jacobs, and is located adjacent to Mulberry, reinforcing its strong luxury retail positioning.

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Glasshouse Street

Glasshouse Street provides direct access into Soho, with the unit situated a short distance from Hotel Café Royal, Whole Foods Market, and a diverse mix of retail and leisure occupiers, further enhancing footfall and amenity provision.



The Space

Ceilings

- Ground floor retail: 1 m² bespoke suspended metal grid ceiling.
- Basement VIP and BOH open ceiling aesthetic; suspended ceilings to WC areas.

Lighting - General

- The general artificial lighting installation comprises entirely of LED lamps and luminaires equipped with DALI dimmable control gear.
- Lighting and Control Strategy

Lighting - Retail Space

A combination of continuous Linear LED extrusions and track mounted LED spotlights all with DALI control gear operated and controlled via a DALI touchscreen and Last Person Out Switch.

Lighting - Lower Ground Floor

- Retail, Kitchen and Meeting Spaces: LED spotlights and Linear LEDs on tracks controlled via local scene controller
- Central Stair Lobby: Track spotlights with local DALI presence control.
- WC's: Linear LEDs and LED downlights with local DALI dimmable controls with presence detection.
- Storage: Linear LEDs with local DALI presence control



The Space cont.

Flooring

- Micro-cement finish to retail and VIP areas.
- Tiling to back-of-house WC facilities.
- Epoxy resin finish to storage areas.

Air Conditioning

Ground floor retail space served by 7 no. Toshiba ducted fan coil units located within the ceiling void.

- Each unit connected to 250 mm diameter spiral ductwork
- Secondary conditioned supply ductwork thermally insulated with 25 mm foil-faced insulation.
- Basement served by 3 no. Toshiba cassette fan coil units to Conference Area and Staff Lounge.
- Ground floor fan coil units.
- Basement fan coil units controlled via a separate Black Pear controller.
- Condensate pumps to all fan coil units
- 2 no. Toshiba heat recovery condensing units piped and wired to operate together.
- Roof plant access via landlord permit-to-work system from Glasshouse Street.

Sprinklers

Automatic sprinkler system (double-void zone) designed and installed in accordance with the statutory requirements.

Alarm System

Grade 2 Paxton intruder alarm system.

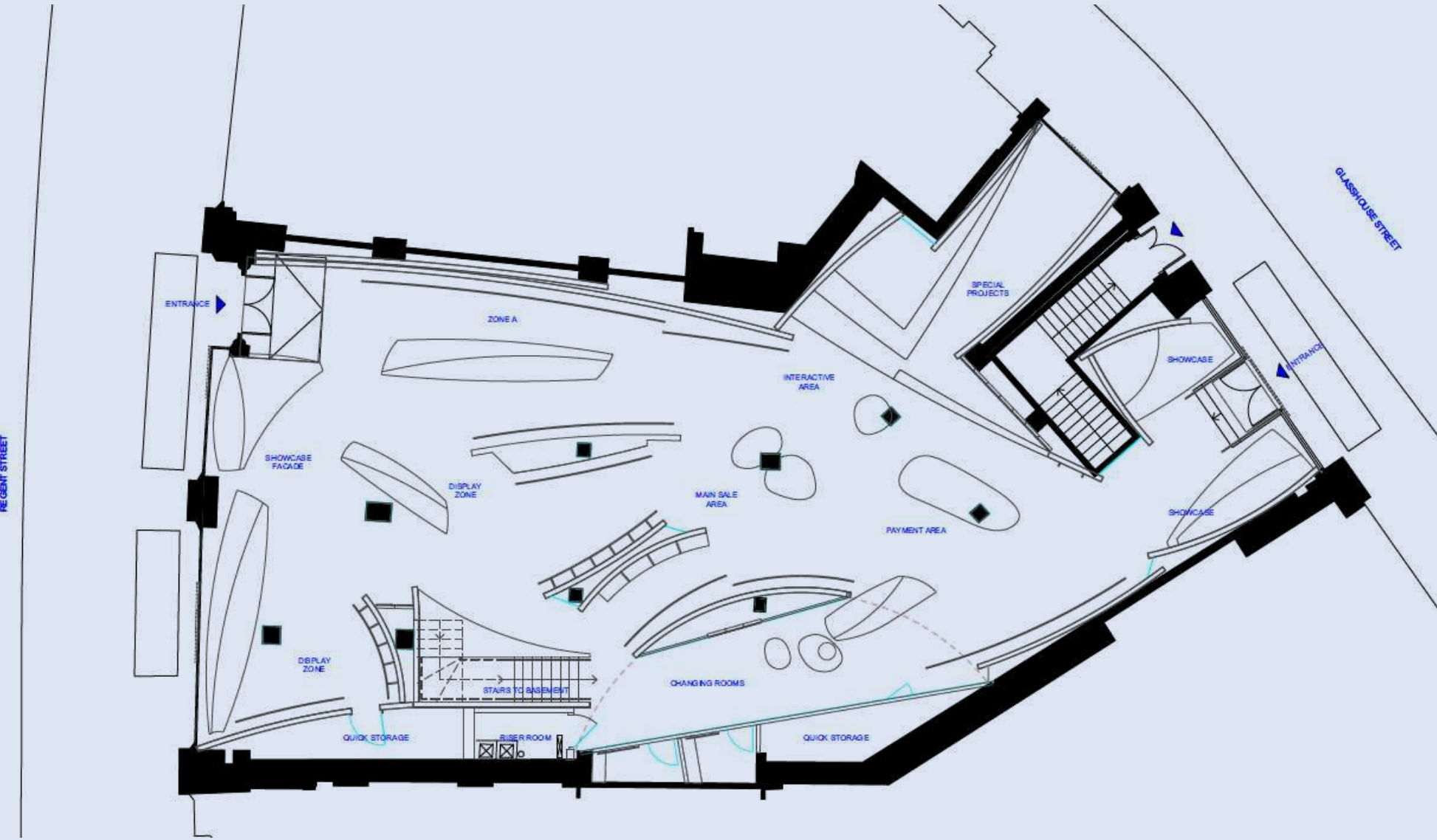


Floor plans

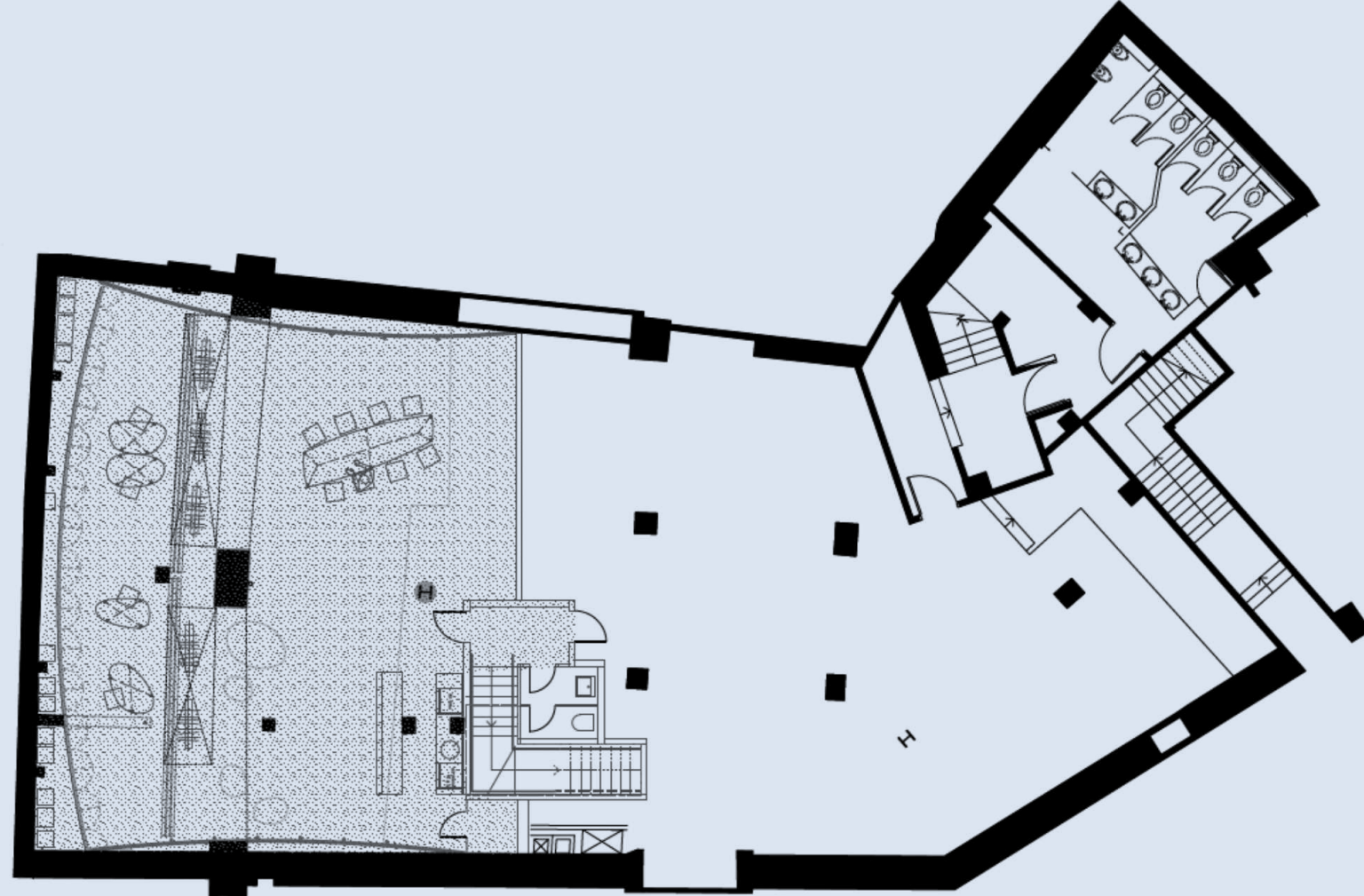
The ground floor provides prime retail accommodation with extensive frontage to Regent Street, arranged as the principal trading area and delivering excellent visibility. The floor includes ancillary back-of-house space comprising a customer service area and storage.

The basement provides well-configured ancillary accommodation, capable of supporting extended trading, showroom or customer experience use. The space incorporates a substantial stockroom, additional storage, and staff facilities including WCs and a shower.

Ground floor



Basement



Area	Ground floor	Basement	Total
Sq. ft	3649	4327	7976
Sq.m	339	402	741

Opportunity

Lease

10 years from 11th December 2022 to expire 11th December 2032

The lease is Excluded from the Landlord & Tenant Acts

Rent

Until 12th December 2026 - £850,000 per annum

Until 12th December 2027 - £1M per annum

Tenant Break Option

12th December 2027

Rent Review

12th December 2027

Premium

Our client is inviting premium offers for the benefit of the lease and the substantial fit out works to the store

Rateable Value (2026)- £835,000.

Estimated rates payable (2026/27) - £440,880

Interested parties are advised to make their own enquires with the Rating Authority.

Leasing Advisers

For further information and discreet viewings please contact either joint adviser:

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Or

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Viewing is strictly by prior arrangement.

33 Glasshouse Street, Soho London W1

Misrepresentation Disclaimer

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