

LEWIS
CRAIG



UNIQUE OPPORTUNITY

Just off Strand, WC2 - Close to Covent Garden

Potential Members Club, Wellness, Fitness, Medical etc.*

Discreet self-contained entrance - 3:30am Licence



Potential Members Club, Wellness, Fitness, Medical etc.*

Discreet self-contained entrance - 3:30am Licence

9 Adam Street, London WC2N 6AA

Approx. 5,681 sq ft NIA (7,949 sq ft GIA)

On behalf of



Location

The premises are well-located just off The Strand, opposite the Adelphi Theatre, in one of London's most connected and vibrant destinations. A short walk to Covent Garden, Trafalgar Square and the South Bank, with excellent connectivity via Charing Cross, Embankment, Leicester Square and Covent Garden stations.

The area's strong daytime workforce, evening economy and international visitor appeal makes it an exceptional location for a variety of uses, including members clubs, boutique fitness operators, wellness concepts and premium medical occupiers.

Nearby



SOHO HOUSE



ADELPHI
THEATRE

SAVOY
A FAIRMONT HOTEL



Smith & Wollensky
America's Steakhouse

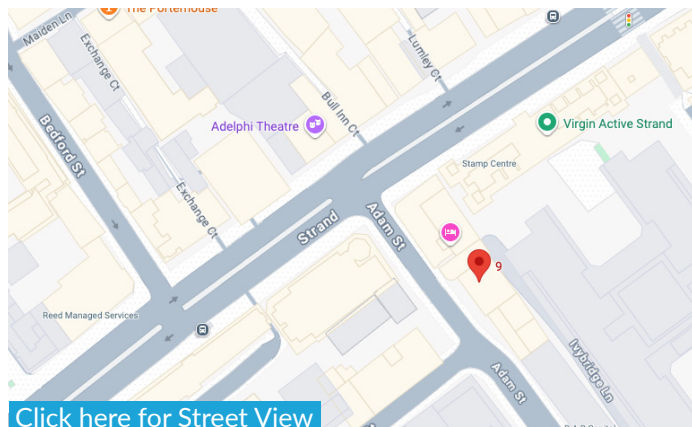
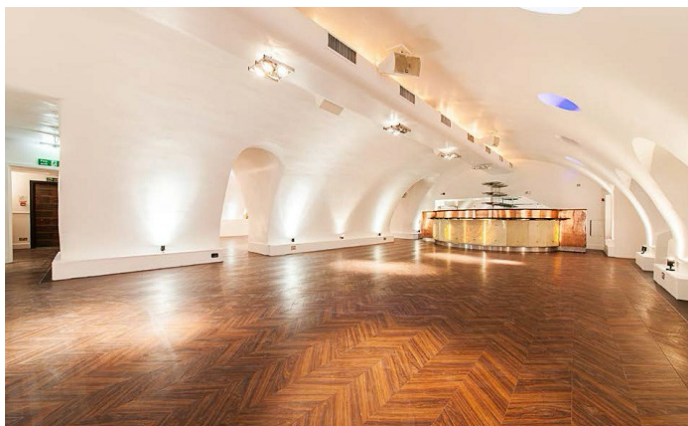
Coutts





UNIQUE OPPORTUNITY
Just off Strand, WC2 - Close to Covent Garden

Potential Members Club, Wellness, Fitness, Medical etc.*
Discreet self-contained entrance - 3:30am Licence



[Click here for Street View](#)

Accommodation

Arranged over ground floor, and three lower levels providing the following approximate NIA areas:

Ground Floor	43 sq ft
Lower-Ground	995 sq ft
Basement	3,951 sq ft
Lower-Basement	692 sq ft
Total Area (NIA)	5,681 sq ft 527.97 sq m

Lease

A new lease is available at a guide rent of £300,000 pax. Rent is exclusive of Business Rates and all other outgoings.

***Current consent is Sui Generis (Private Members Club). Alternate uses considered subject to any necessary consents.**

Premises Licence

The Premises Licence allows:

Opening Hours:

9:00 am - 3:30 am: Monday to Saturday
12:00 pm - 1:00 am: Sunday

Rates

We understand that the property is assessed as follows.

Rateable Value (2026/2027) £164,000

Rates Payable (2026/2027) £83,640

Interested parties are advised to make their own enquiries with the Local Authority to confirm their exact liabilities and any relief.

Legal costs

Each party to be responsible for payment of their own costs.

EPC

An Energy Performance Certificate is available upon request.

Contact

For further information or to arrange a viewing, please contact sole-agents:

Theo Benedyk - tb@lewiscraig.co.uk
020 7009 0486

Richard Grossman - rg@lewiscraig.co.uk
020 7009 0482

Important: These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.

