



July 2026

Creating thriving destinations in London's West End

Impossible-to-replicate portfolio in the heart of the West End

Shaftesbury Capital is the long-term steward of an irreplaceable portfolio of iconic destinations in the heart of London's West End. Our strategy is to deliver long-term income and value growth from our unique portfolio of properties through investment, curation and responsible stewardship, benefitting all stakeholders and contributing to the success of the West End.

Together these distinctive global brands form a £5.6 billion portfolio comprising 2.8 million sq ft of retail, F&B, office and residential space.


£5.6bn
PORTFOLIO VALUE

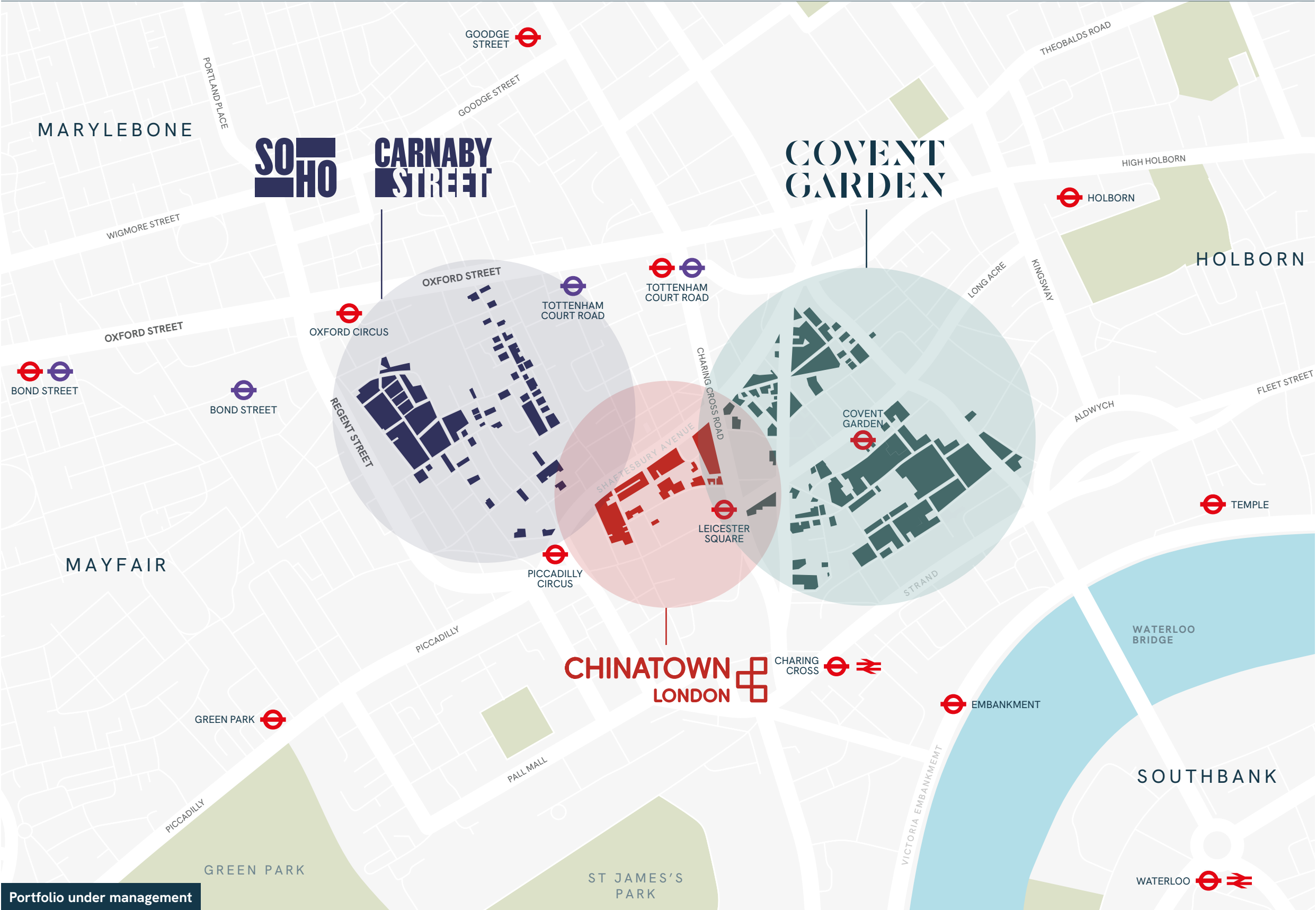

2.8m sq ft
LETTABLE SPACE


c.1,900¹
LETTABLE UNITS


c.640
BUILDINGS

1. Excluding long-leasehold residential interests.

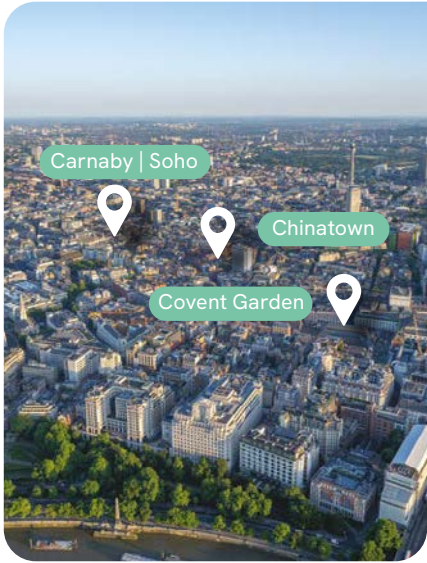
All numbers represent the portfolio under management.



Note: This map is for indicative purposes only.

Why the West End?

The West End offers unique enduring strengths. It combines a diverse mix of retail, hospitality and leisure and is a globally recognised centre for business, education, innovation and commerce. Our impossible-to-replicate portfolio of heritage buildings sits within vibrant, pedestrian-friendly destinations that benefit from consistently high occupancy, low capital requirements and long-term international appeal. Together, these qualities underpin resilient long-term cash flows and sustainable value creation.



Source data: CACI, Colliers, London Theatre Direct, MRI, Transport for London



*MRI OnLocation footfall counters



*CACI

Where leading brands choose to locate



COVENT GARDEN

Home to the historic Market Building, open-air Piazza and Seven Dials, Covent Garden offers an unrivalled mix of shopping, dining and culture. A carefully balanced mix of global flagships, British and independent brands, and more than 200 restaurants, bars and cafés attracts millions of visitors, creating an exceptional environment for businesses looking to be part of one of the world’s most recognised destinations.

Market Building



Burro



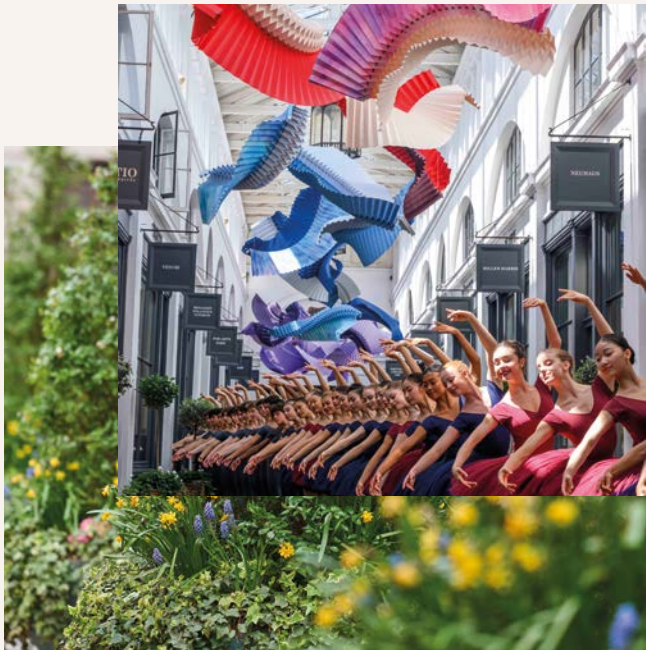
“Never in my wildest dreams did I imagine opening a restaurant in Covent Garden. But as soon as I saw the room – and the courtyard – I knew it was an opportunity I couldn’t miss. It’s been a labour of love with a brilliant team, and we can’t wait to welcome guests with some amazing food served in the warmest, most elegant of rooms.

CONOR GADD, FOUNDER OF BURRO

“

Choosing Covent Garden for our pioneer store was a natural decision. Saucony is a community-driven brand, and this immersive store reflects our commitment to enhancing the running experience. Situated in the heart of Covent Garden on James Street, the new store allows us to connect with the neighbourhood’s vibrant community. More than just a retail space, the store serves as a cultural hub for London’s running lifestyle community.

**CAMERON BLACK, VICE PRESIDENT
& GENERAL MANAGER AT SAUCONY EMEA**



An unrivalled mix of shopping, dining and culture

Henrietta Street



Henrietta Street

Henrietta Street is currently being transformed through a public realm enhancement programme, providing improved accessibility and pedestrian comfort through widened footways and level surfaces using heritage-led materials. Upgraded lighting, integrated alfresco dining and new greening will enhance the visitor experience while supporting stronger activation and trading.

Seven Dials



SOHO CARNABY STREET

Defined by its distinctive energy and vibrant streets, Carnaby Street and Soho is one of London's most influential destinations. Home to global flagships, premium retailers, independent boutiques and acclaimed restaurants, it's where established brands and emerging concepts make their mark alongside some of the capital's most exciting retail, hospitality and leisure experiences.

Foubert's Place



“

I'm so proud of how far Darjeeling Express has come in the last few years – what started as a passion project for me has become a mainstay of Indian dining in London, and a successful example of female empowerment in hospitality. As we continue to grow, Shaftesbury Capital has supported us with a space that allows our all-female team to remain front and centre, while taking the next step in our exciting journey.”

ASMA KHAN
DARJEELING EXPRESS

“

Carnaby Street is one of London's busiest and most iconic shopping streets, making it the ideal location for our first European store. This opening allows us to bring something exclusive to UK customers, offering a carefully curated range of apparel and accessories they can't find anywhere else. Surrounded by standout brands and a style-conscious audience, we're able to build on the success we've achieved in the US, while establishing Edikted as a must-visit brand in Europe.

MINA FAM
HEAD OF RETAIL AT EDIKTED

DISCOVER

Kingly Court

At the heart of Soho's renowned dining destination, Kingly Court continues to attract millions of visitors each year. Planned enhancements, including a new retractable courtyard roof and upgraded entrances, will create more welcoming gateways, improve wayfinding and elevate the visitor experience while celebrating the destination's distinctive character.



Kingly Court

The future of Carnaby Street

We are investing in the future of Carnaby Street and beginning the next chapter, with plans to enhance its position as one of London's most iconic destinations. In partnership with Westminster City Council, proposals will create a greener, more accessible and welcoming public realm through upgraded lighting, high-quality paving, enhanced wayfinding, new planting and improved connections to surrounding streets.



Carnaby Street



SOHO

CHINATOWN LONDON

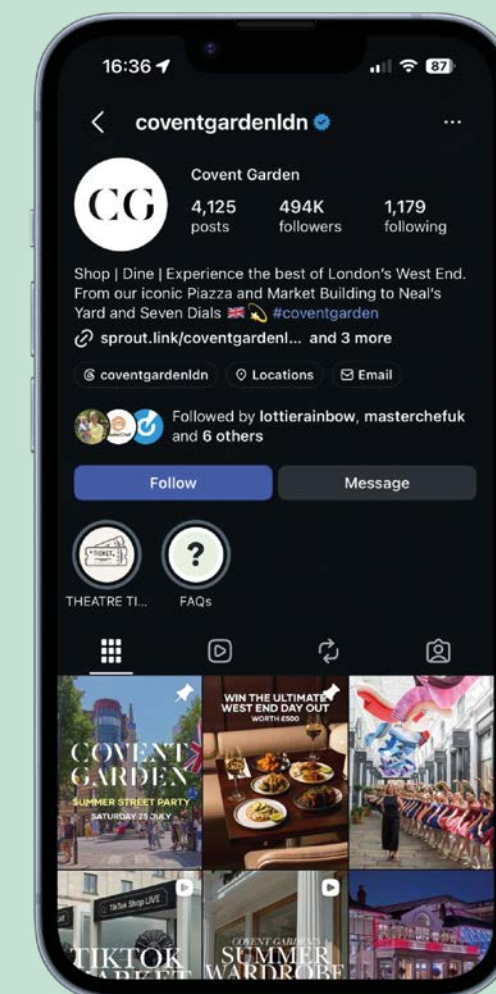
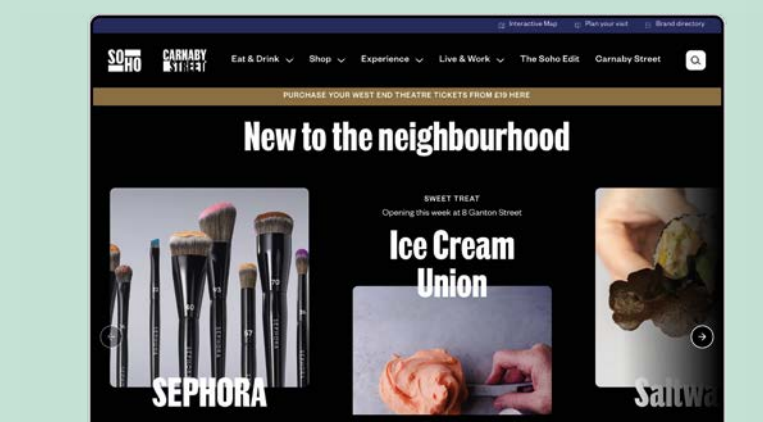
London's Chinatown is the largest in Europe and offers an experience unlike anywhere else in the capital. Authentic East and South East Asian restaurants, specialist retailers and supermarkets sit alongside an ever-evolving mix of new concepts, creating a vibrant cultural quarter that continues to attract visitors from London and around the world. Its loyal customer base and international reputation have established it as one of the West End's most distinctive destinations.



"Our relationship with Shaftesbury Capital is one that has proven incredibly rewarding, working with them now for more than 18 years, so it felt right that we select Chinatown London for Arôme. It is a hub for ESEA culture, and whether we are welcoming tourists, residents, or office workers, we know that the people who come to this part of the West End are seeking exactly what we're offering – authenticity enhanced through innovation."

Ellen Chew
Co-Founder of Arôme Bakery

Strong growth through our digital channels



26 Social channels

1.7m Combined followers

2.5m Tagged user generated content

280k Email subscribers, 12% increase year-on-year



85.5m Organic social impressions, 20% increase year-on-year



26m Video views, 36% increase year-on-year



1.3m Organic engagement, 52% increase year-on-year

Curating world-class experiences

Food and beverage play a defining role in the appeal of our West End destinations. Our portfolio comprises nearly 400 cafés, bars and restaurants, ranging from independent neighbourhood favourites to internationally recognised brands. Together, they create bustling day-to-night destinations that attract millions of visitors and keep customers returning time and again.

Our pick of some of the West End's best places to eat, drink and unwind

arôme

BALTHAZAR
RESTAURANT

Bunsik

Burro

Buvette
gastrothèque

Cora Pearl

Darjeeling
Express

FLAT
IRON

HARRY'S

Imad's
SYRIAN KITCHEN

KILN

MARJORIE'S

mountain

NOODLE
AND BEER

PADELLA

rasa
sayang

RITA'S

สปีดโบ๊ทบาร์
SPEEDBOAT BAR
Bangkok Chinatown Restaurant & Bar

St. JOHN

Story
CELLAR

すしの家
sushi noya

SUSHISAMBA

THE BLUE POSTS.
EST. 1739

THE BARBARY



THE
SHARD
ARMS

Viet

 SHAFTESBURY
CAPITAL

coventgarden.london
thisissoho.co.uk
chinatown.co.uk



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