

Press Release



1 April 2026

The Great Ropemaker Partnership completes sale of 103/113 Regent Street, W1

The Great Ropemaker Partnership (GRP), a 50:50 joint venture managed by Great Portland Estates plc (GPE) has completed the sale of the 53 year short leasehold interest in 103/113 Regent Street, W1 to a private client of JLL. The headline price of £52 million is marginally behind the March 2025 book value and reflects a 7.2% net initial yield and a capital value of £912 per sq ft.

This latest disposal brings GPE's total sales in the last 12 months to £490 million, 2% in aggregate ahead of the respective March 2025 book values.

103/113 Regent Street is a prominent 56,850 sq ft Grade II Listed building located on one of London's premier retail destinations. The property provides a large retail unit with full frontage onto Regent Street and offices above and is fully let to UNIQLO, as its London flagship store, until 2036.

The building is held leasehold from The Crown Estate on a lease expiring in April 2079.

GRP acquired the property in December 2009, the sale crystallises a whole life ungeared IRR of approximately 10.9%.

Sophie Pearce, Senior Portfolio Manager at GPE, commented: "This sale marks a successful conclusion to a long-term investment for the Great Ropemaker Partnership. Since acquiring the building in 2009, we have benefited from strong occupier performance, sustained income growth and the enduring appeal of Regent Street as one of London's prime retail locations. The transaction reflects our ongoing strategy to recycle capital into opportunities with greater potential for value creation, while delivering strong returns for our partners."

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