

35b Dover Street_{w1}

Retail Opportunity in the heart of Mayfair



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Accommodation

The premises are arranged over ground floor and basement levels, comprising the following approximate net internal floor areas:

Ground Floor	367 sq ft	34.1 sq m
Basement	666 sq ft	61.9 sq m
Total	1,033 sq ft	96.0 sq m

Location

The property benefits from a prime position on one of Mayfair's most renowned streets. 35 Dover Street is situated adjacent to Victoria Beckham and Bagatelle London, with nearby occupiers including James Perse, YSL and Golden Goose.

The immediate area is also home to several renowned restaurant and club operators such as Park Chinois, Isabel, and The Dover.

Tenure

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed, contracted outside of the Security of Tenure & Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

Rent

Upon Application

Service Charge & Insurance

The Service Charge and Insurance costs for the current financial year are estimated at **£5,958** and **£1,377** respectively.

Business Rates

Interested parties are advised to confirm this with the local authority.

Energy Performance Rating

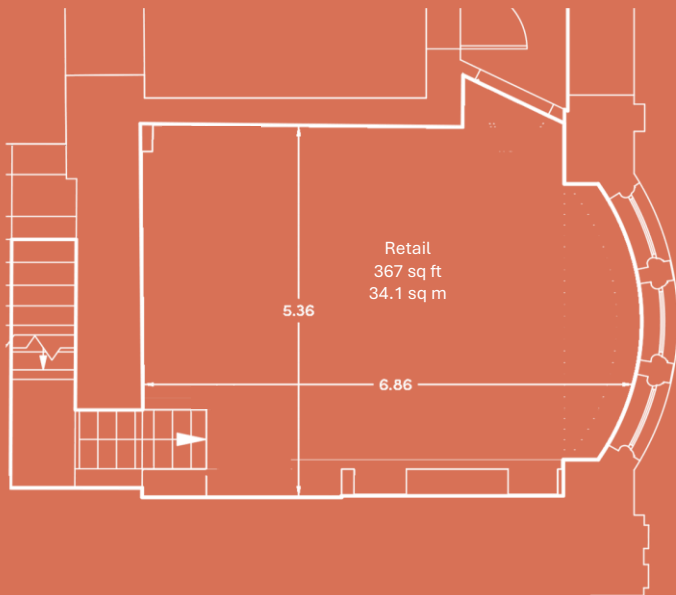
Available upon request

Legal Costs

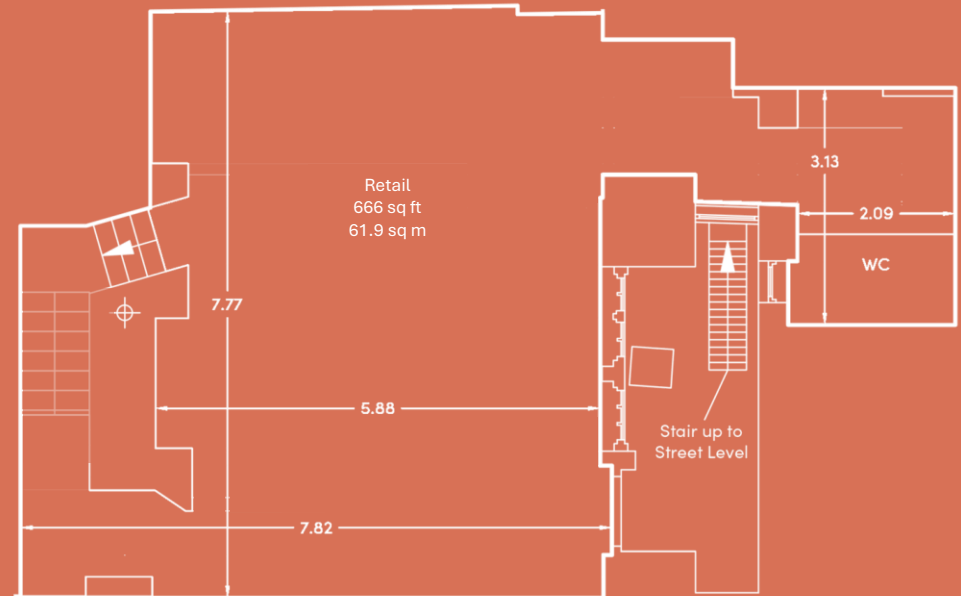
Each party to be responsible for their own legal costs incurred in connection with this letting.

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Ground Floor



Basement



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Viewings by appointment only:

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