

LONDON, W1

GROUND & LOWER GROUND FLOOR
2,195 SQ FT

A large, stylized number '10' in a solid pink color. The '1' is a simple vertical rectangle, and the '0' is a large circle. The text 'DOVER STREET' is written in white, bold, sans-serif capital letters across the middle of the '0'.

DOVER STREET

GRADE II LISTED PROPERTY IN PRIME MAYFAIR LOCATION

RIB

ROBERT IRVING BURNS

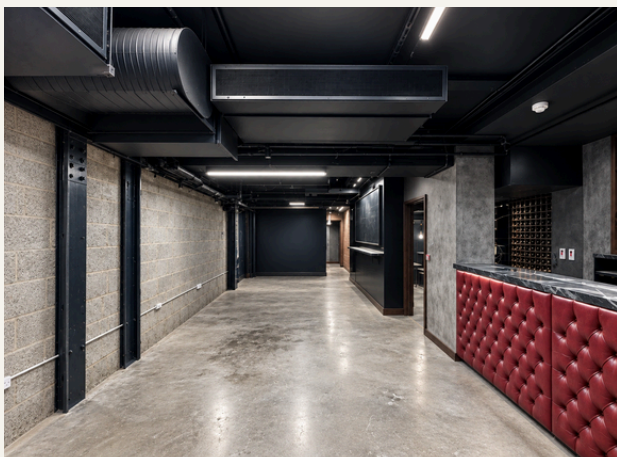
DESCRIPTION

The ground and lower ground floor has recently come available. The space is arranged as bar and upstairs nightclub.

The opportunity has been separated off from the former restaurant and comes fully self contained.

At 10 Dover Street there are offices above which can be made available by way of separate negotiation.

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SPACE

FLOOR	SQM (NIA)	SQFT (NIA)
Lower Ground Floor	99.40	1,070
Ground Floor	104.51	1,125
Total	204.9	2,195

RENT

Ground & Lower Ground Floor: £ 365,000

SERVICE CHARGE

TBC

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LOCATION

The property is situated on the east side of the thoroughfare between Piccadilly and New Bond Street / Berkeley Square.

The opportunity is a very short walk away from Green Park Underground Station (Jubilee, Piccadilly, Victoria Lines). Dover Street and the surrounds offers a healthy mix of established, high-end retailers.

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LOCAL OCCUPIERS

RETAIL

- 01 Fortnum & Mason
- 02 Rolex
- 03 Goyard
- 04 Christian Louboutin
- 05 Ferrari
- 06 Burlington Arcade
- 07 Hedonism Wines
- 08 Louis Vuitton
- 09 Patek Philippe
- 10 Selfridges
- 11 Liberty

HOTELS

- 12 The Ritz
- 13 The Connaught
- 14 The Four Seasons
- 15 The Dorchester
- 16 The May Fair
- 17 Claridges
- 18 The Washington

DINING & NIGHTLIFE

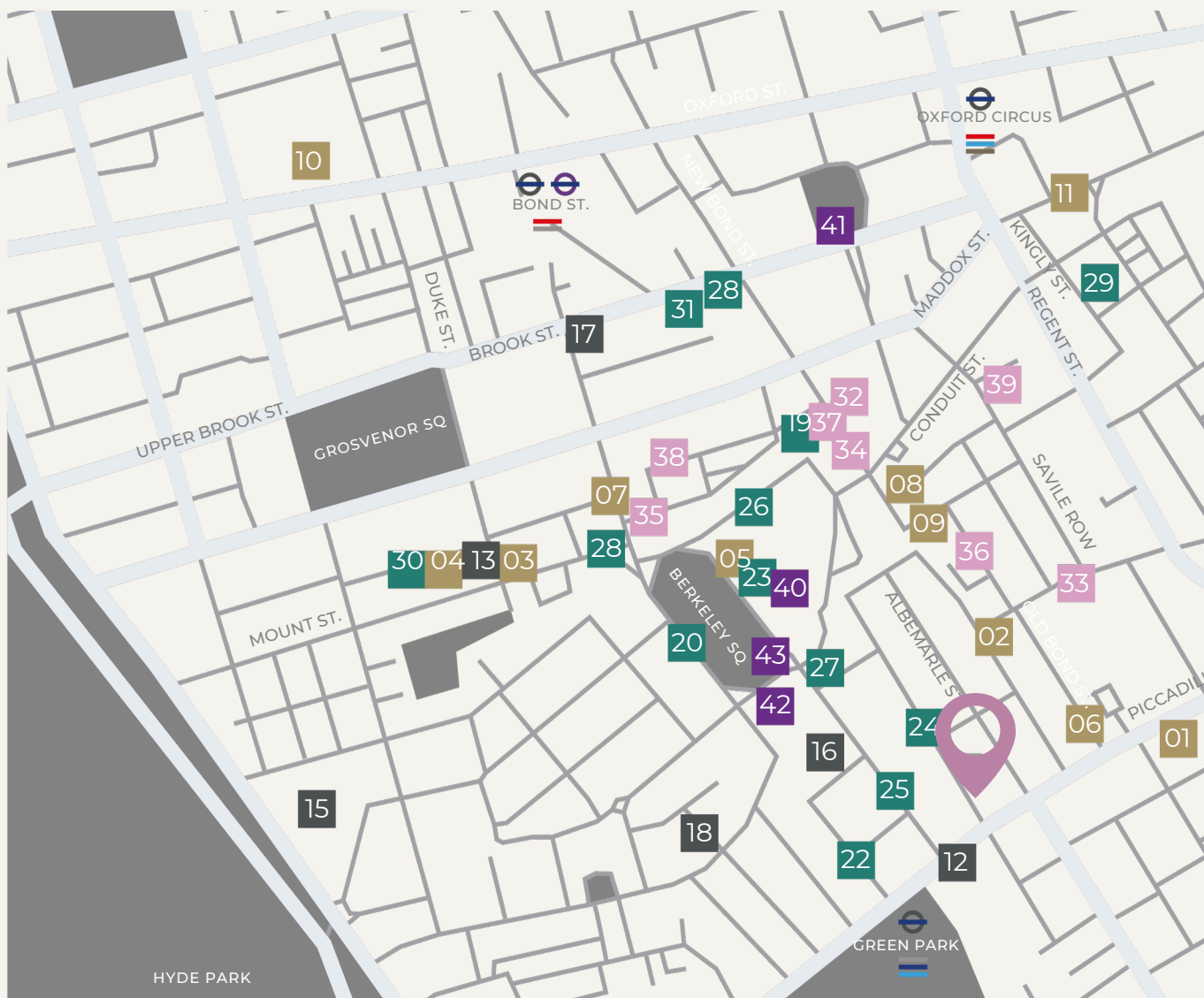
- 19 Umu
- 20 Annabel's
- 21 Nobu
- 22 Langan's Brasserie
- 23 Benares
- 24 The Arts Club
- 25 Novikov

CULTURE

- 32 Sotheby's
- 33 Royal Academy of Arts
- 34 Richard Green Gallery
- 35 Phillips
- 36 Waddington Custot Gallery
- 37 Halcyon Gallery
- 38 Gagosian
- 39 Hauser & Wirth

WELLBEING & WELLNESS

- 40 Fitness First
- 41 Ten Health & Fitness
- 42 Lansdowne Club
- 43 Berkley Square



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LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

VAT

The building is elected for VAT.

FLOOR PLANS

Scaled floor plans available uppon request.

CONTACT US

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Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof.

These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. September 2026

RIB

ROBERT IRVING BURNS