

RESTAURANT OPPORTUNITY
LONDON, W1S 2JR

15 OLD BURLINGTON ST.

MAYFAIR

5,718 SQ FT
AVAILABLE NOW

An exciting opportunity for a destination self-contained restaurant in quintessential Mayfair. *15 Old Burlington Street* is perfectly positioned between Bond Street, Green Park and Piccadilly, surrounded by an array of premium brands and venues, and with a 24/7 audience of affluent office workers, visitors and residents.



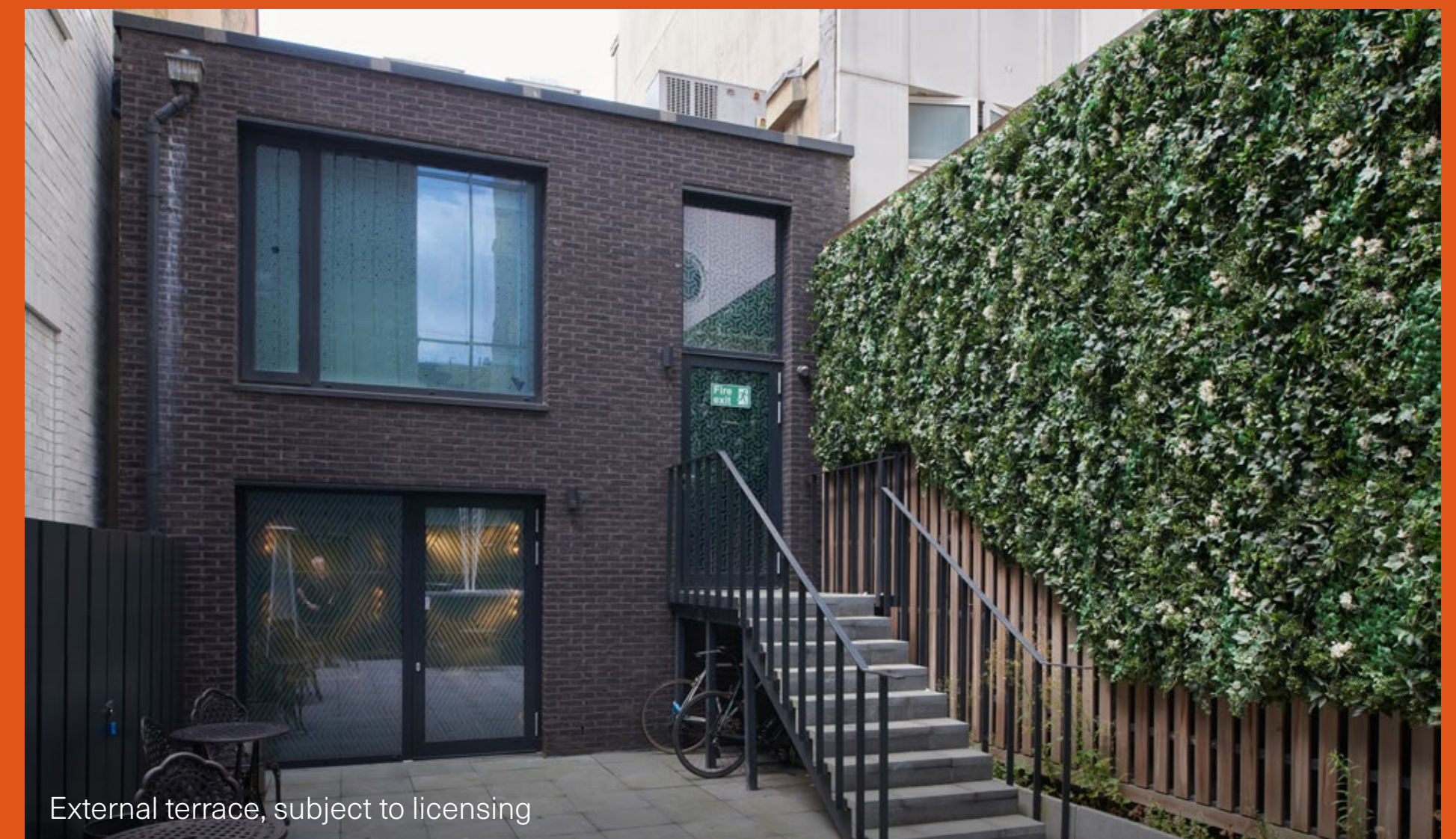
Prime frontage onto Old Burlington Street

KEY FEATURES

- 5,718 sq ft across four floors
- Potential to incorporate an external terrace (subject to licensing)
- Full extract
- Fully fitted as a restaurant with high quality kitchen in place
- Adjacent to hugely popular Nkora and The Burlington Arms. A stones throw from Sartoria and newly opened Row on 5 by Jason Atherton
- Late-night operating license
- The neighbourhood is poised to benefit from the new St. Regis hotel opening on Conduit Street



Basement restaurant/bar

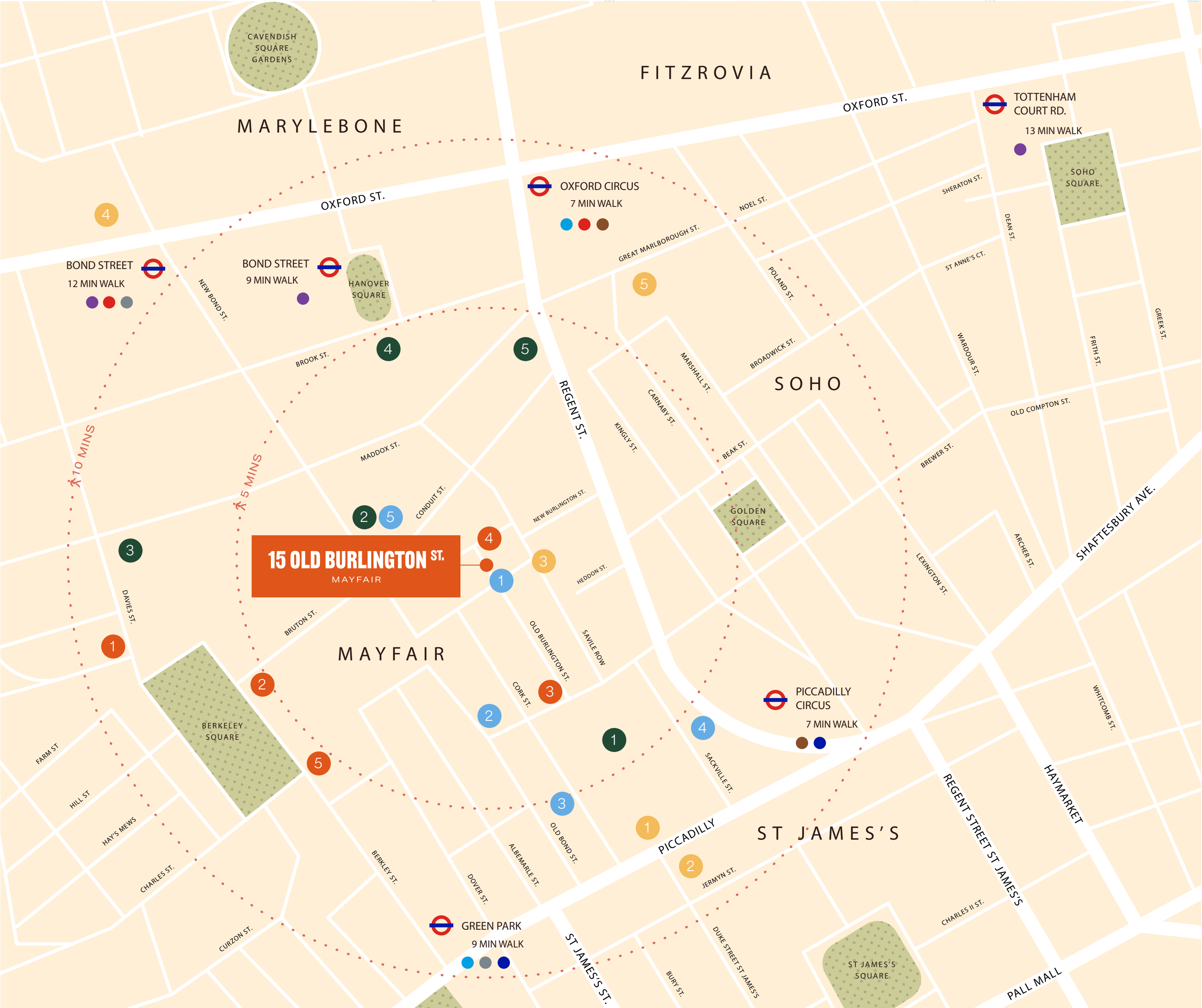


External terrace, subject to licensing



c. 4,500 sq ft of basement space with quality fitout remaining in place.

Existing basement space



Perfectly positioned between Bond Street, Green Park and Piccadilly.

- CAFÉS

 - 1. NKORA
 - 2. RALPH'S COFFEE
 - 3. NOXY BROTHERS
 - 4. HAGEN ESPRESSO BAR
 - 5. GALLERY COFFEE BAR, SOTHEBY'S
- RESTAURANT

 - 1. SARTORIA
 - 2. HAKKASSAN
 - 3. CECCONI'S
 - 4. BACCHANALIA
 - 5. SEXY FISH
- LIFESTYLE & CULTURE

 - 1. ROYAL ACADEMY OF ARTS
 - 2. SOTHEBY'S
 - 3. CLARIDGES
 - 4. MANDARIN ORIENTAL
 - 5. MADDOX GALLERY
- RETAIL

 - 1. BURLINGTON ARCADE
 - 2. FORTNUM & MASON
 - 3. SAVILE ROW
 - 4. SELFRIDGES
 - 5. LIBERTY LONDON

LOCATION



15 OLD BURLINGTON ST.



The Burlington Arms



Burlington Arcade



Cecconi's



Sartoria



Royal Academy of Arts



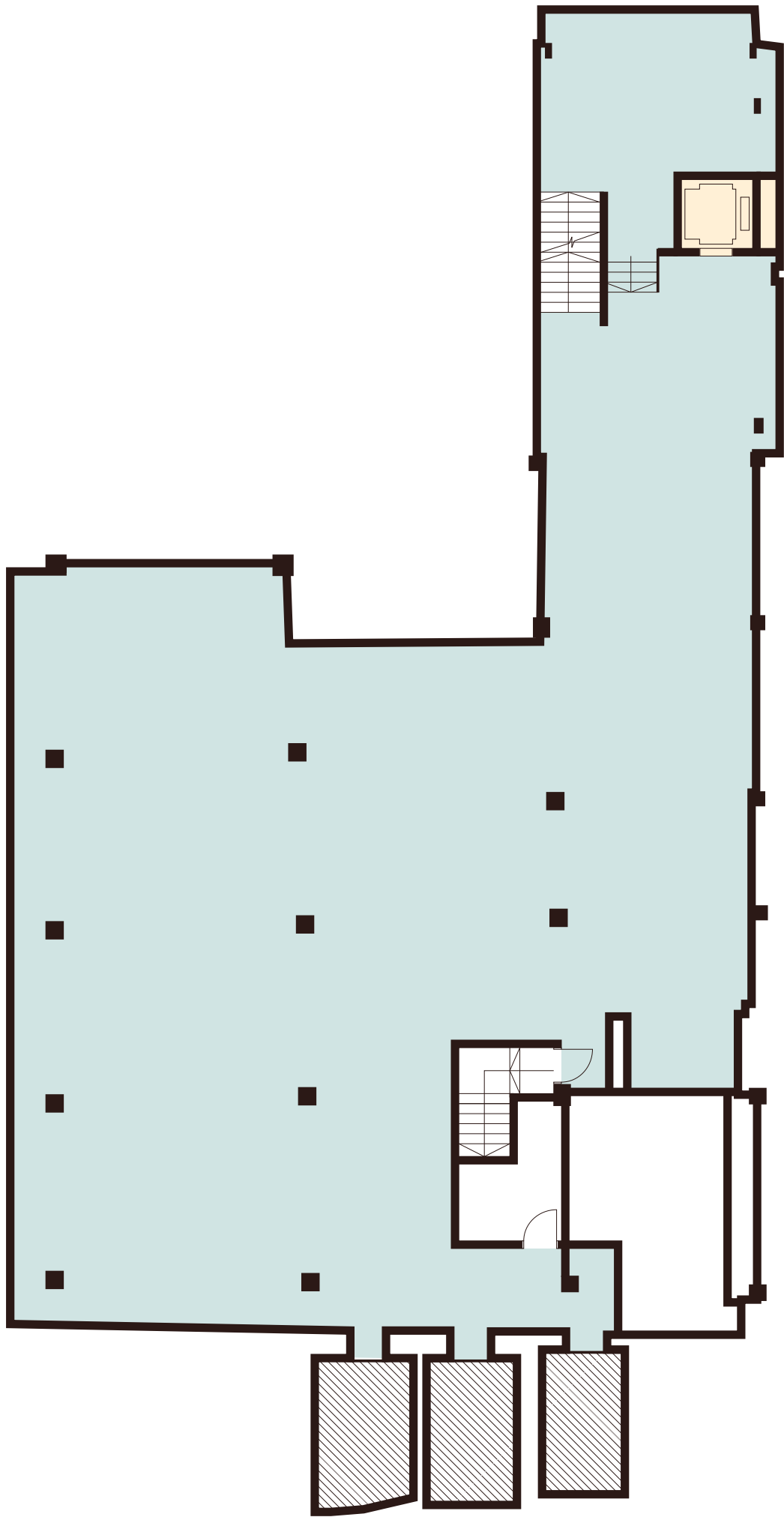
Regent's Street



Accommodation

LOWER GROUND	4,269 SQ FT
GROUND FLOOR	445 SQ FT
FIRST FLOOR	572 SQ FT
SECOND FLOOR	432 SQ FT
TOTAL	5,718 SQ FT

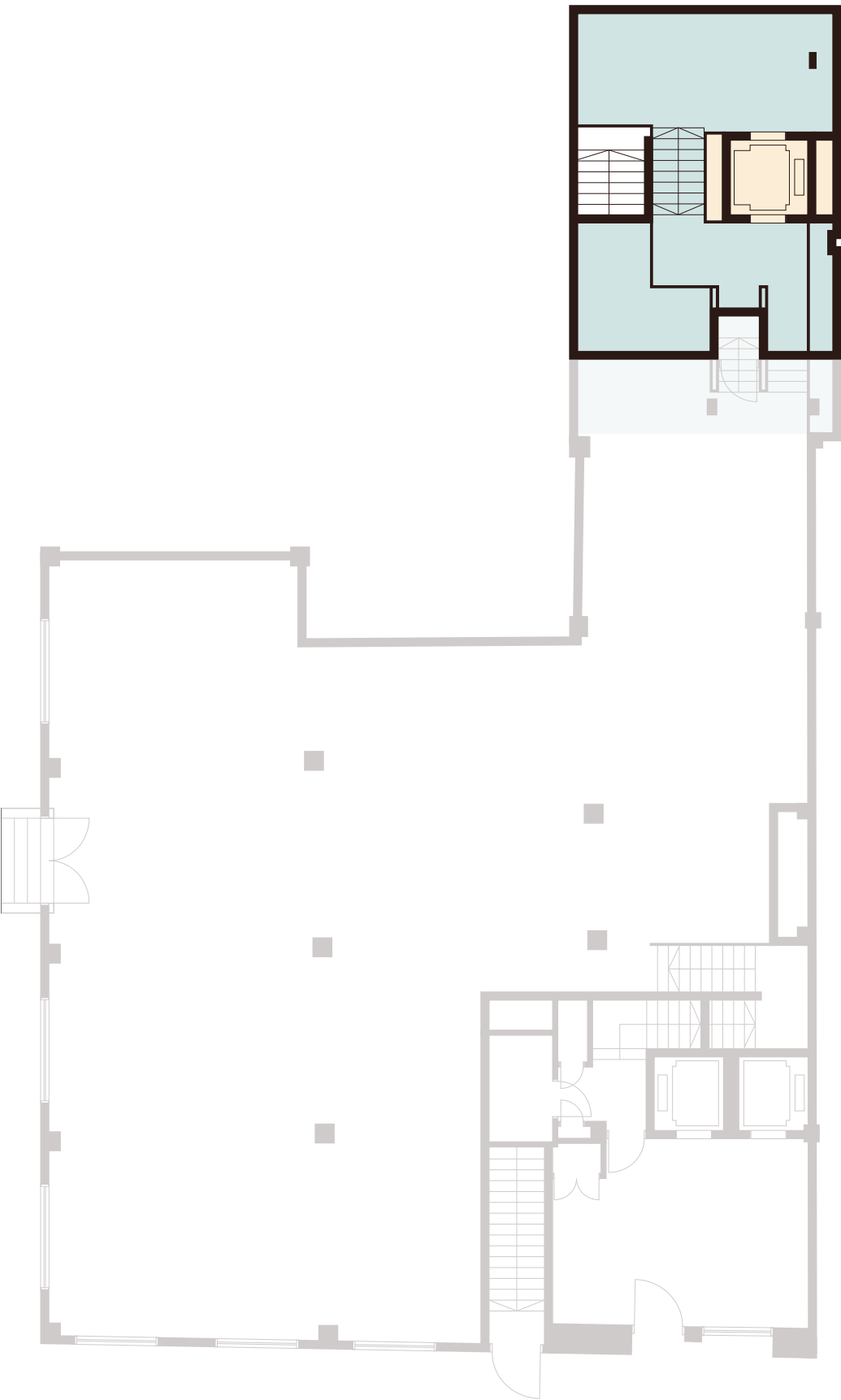
Plus external terrace at first floor
subject to licensing



LOWER GROUND
4,269 sq ft

RETAIL

TENANT LIFT



GROUND FLOOR
445 sq ft

Leasing details

LEASE

The unit is available by way of a new lease for a term to be agreed.

RENT

Available on request.

SERVICE CHARGE

TBC

RATES

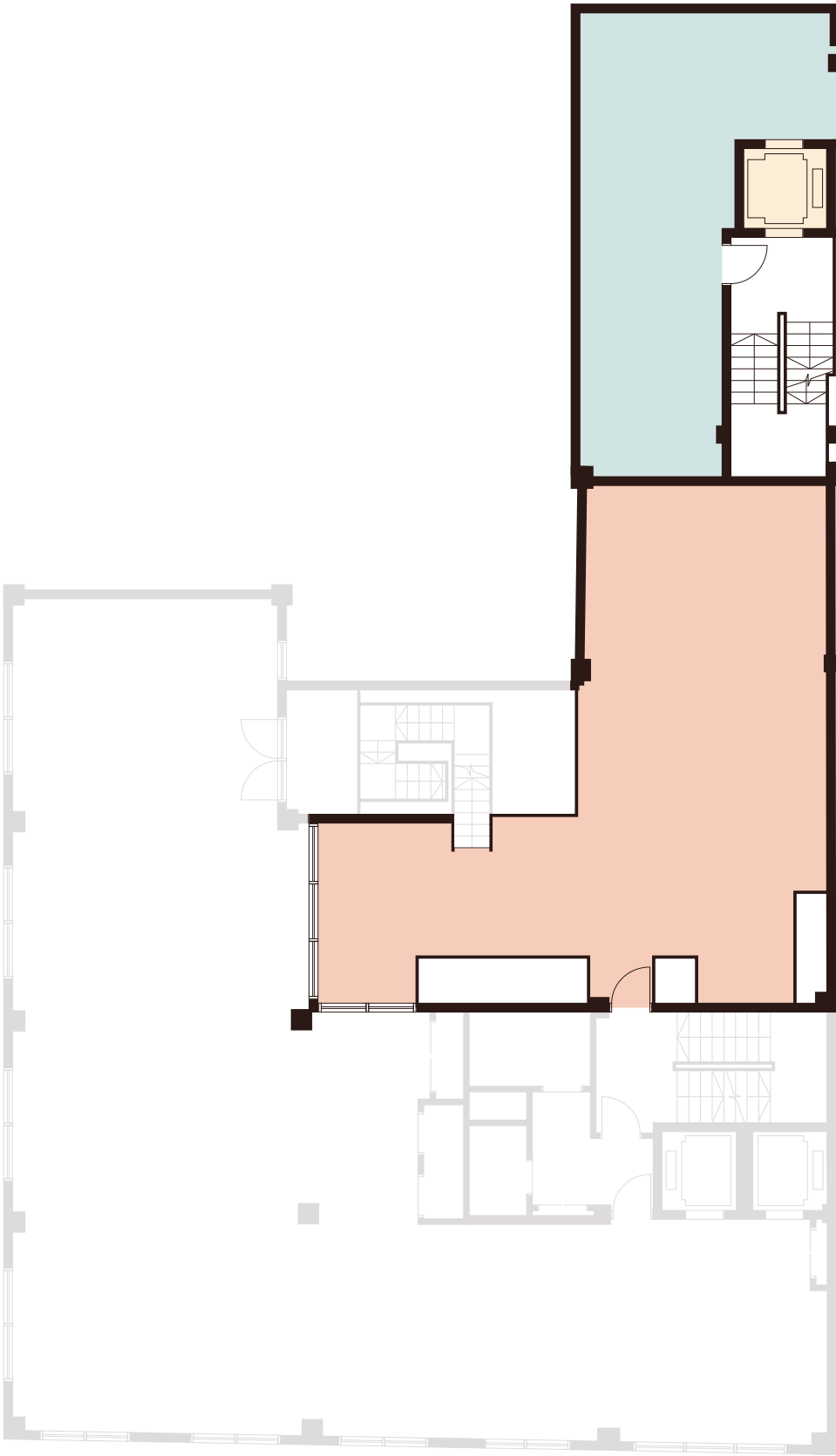
Rateable Value £122,000 pa
Rates Payable £66,612 pa

LEGAL COSTS

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

EPC

Rating B.

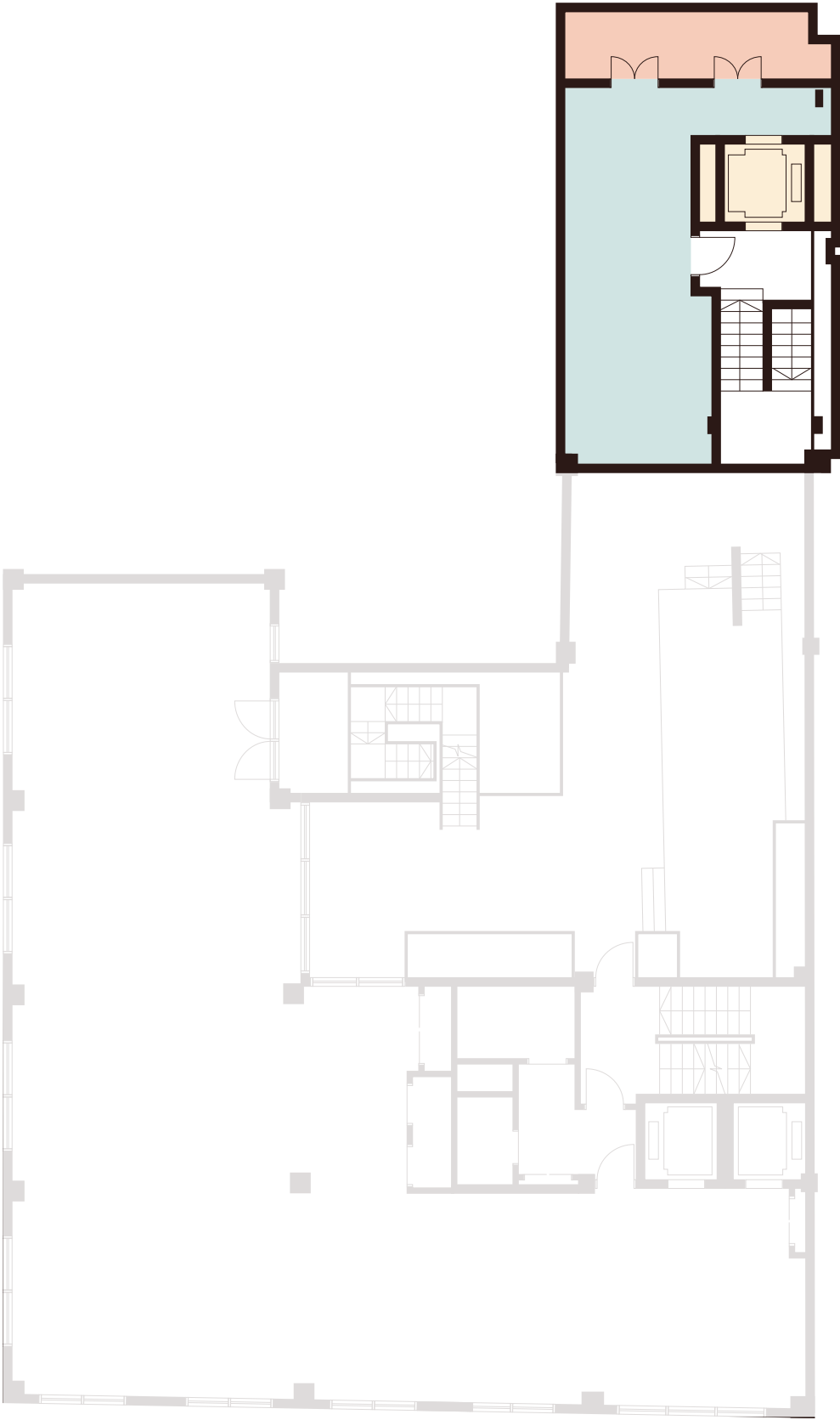


FIRST FLOOR
572 sq ft

RETAIL

TENANT LIFT

BALCONY / TERRACE



SECOND FLOOR
432 sq ft

15 OLD BURLINGTON ST.
MAYFAIR

For viewings please contact the retained agents:



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