



## 35 DOVER STREET, LONDON, W1

### Retail/F&B Opportunity

#### 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, Acne Studios and Golden Goose.

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



#### Accommodation

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

Ground Floor	758 sq ft	70.4 sq m
Basement	1,031 sq ft	95.8 sq m
<b>Total</b>	<b>1,789 sq ft</b>	<b>166.2 sq m</b>



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### 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 for the current financial year (2025) is estimated at £13,343 per annum. Insurance is to be confirmed.

### Business Rates

Rateable Value (2023): £144,000

UBR (2025/2026): 0.575

Rates Payable (2025/2026): £82,800

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

### Energy Performance Rating

An EPC has been commissioned and is available on request.

### Legal Costs

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

### Anti-Money Laundering Regulations

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed Occupier Once a letting has been agreed prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained inn statute. A letter setting out the requirements will be issued once terms have been agreed.

### Viewings

Appointment only via:

#### Alex Mann

[amann@hanovergreen.co.uk](mailto:amann@hanovergreen.co.uk)

020 3130 6410

#### William Knight

[wknight@hanovergreen.co.uk](mailto:wknight@hanovergreen.co.uk)

07876 296 197

Or our joint agents at **Bruce Gillingham Pollard**.