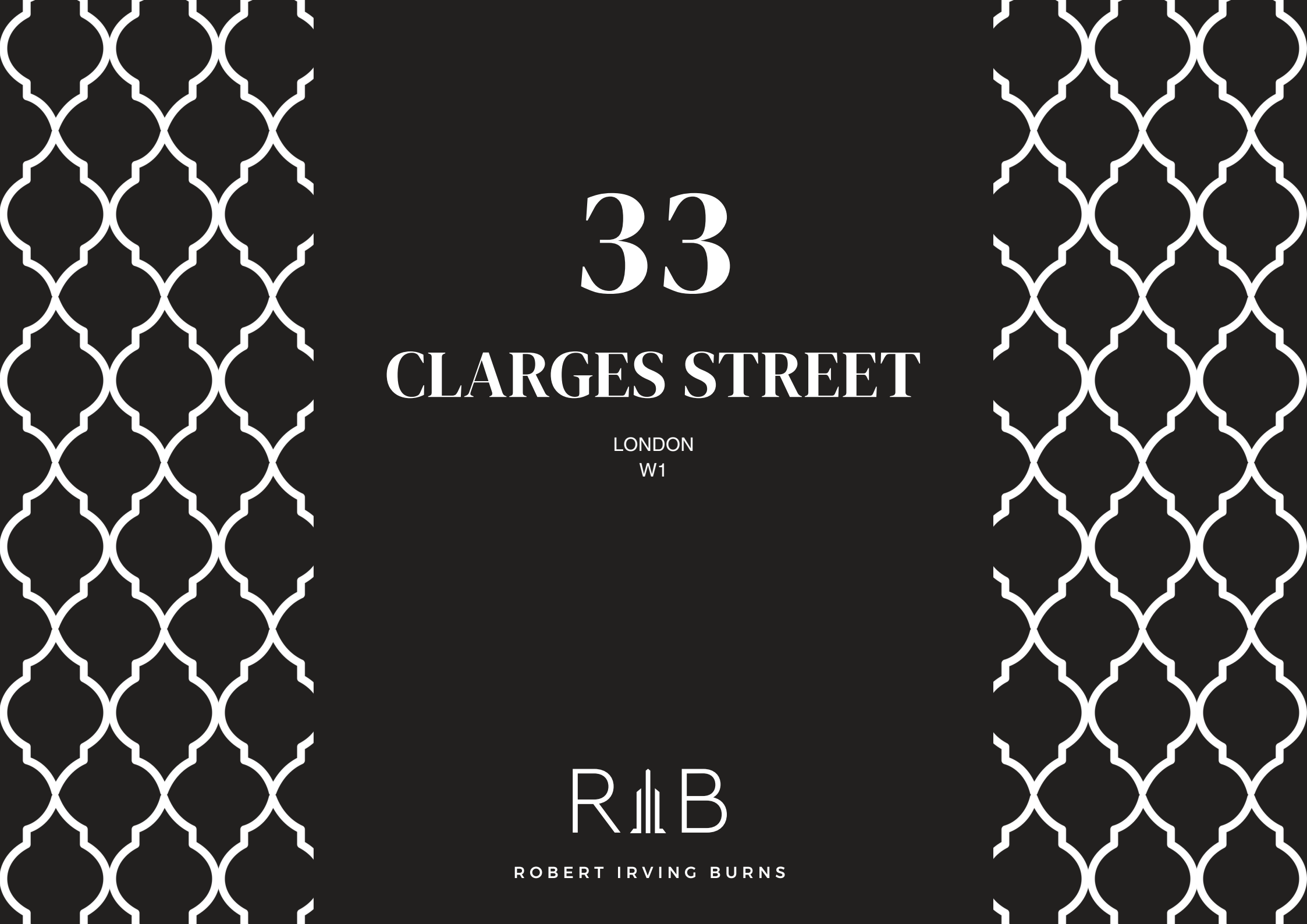




33

CLARGES STREET

LONDON  
W1

RIB

ROBERT IRVING BURNS

# THE PROPERTY



SELF-CONTAINED GRADE II LISTED  
COMMERCIAL BUILDING IN MAYFAIR

SUITABLE FOR A RANGE OF CLASS E USES  
(OFFICES, MEDICAL, LEISURE & MORE)

**4,268 SQ. FT.**

CGI FOR ONDICATIVE PURPOSES

# DESCRIPTION

The property comprises a self-contained Grade II listed building, extending to approximately 4,268 sq ft (396.40 sq m) and arranged over the lower ground, ground and three upper floors.

The accommodation benefits from an abundance of period character, including generous floor-to-ceiling heights and excellent levels of natural light, creating bright, impressive and characterful accommodation throughout.

The building offers a rare opportunity to occupy a prominent self-contained property in the heart of Mayfair, with the commercial accommodation suitable for a variety of Class E uses, including office, medical and leisure, subject to the necessary consents.

Please note that the lower ground, ground and first floors are rated for commercial use, whilst the second and third floors are currently designated for residential use.



# AMENITIES

## PERIOD FEATURES

GENEROUS CEILING HEIGHTS

EXCELLENT NATURAL LIGHT

PROMINENT MAYFAIR LOCATION

CLASS E USE POTENTIAL

# FINANCIALS

|                                        |                 |
|----------------------------------------|-----------------|
| TOTAL SIZE (SQ.FT.)                    | 4,268           |
| QUOTING RENT (P.A.)                    | £320,000        |
| ESTIMATED RATES PAYABLE (P.A.)         | £39,528         |
| SERVICE CHARGE                         | TBC             |
| <b>ESTIMATED OCCUPANCY COST (P.A.)</b> | <b>£359,528</b> |

| FLOOR         | LOWER GROUND | GROUND | FIRST | SECOND | THIRD |
|---------------|--------------|--------|-------|--------|-------|
| SIZE (SQ.FT.) | 882          | 879    | 827   | 826    | 854   |



# LOCATION

## ○ RESTAURANTS & HOTELS

1. Nobu London
2. Gymkhana
3. Kai Mayfair
4. Scotts
5. Jamavar
6. Hide
7. Coya
8. Noble Rot
9. Mistro
10. L'Autre
11. Yaz
12. Brooklands Bar
13. China Tang at The Dorchester
14. Pavillon London
15. The Wolseley

## ● HOTELS

16. The Ritz
17. The Connaught
18. The Dorchester
19. The Mayfair Townhouse
20. 45 Park Lane
21. Four Seasons Hotel
22. PeninsulaHotel

## ○ SHOPPING

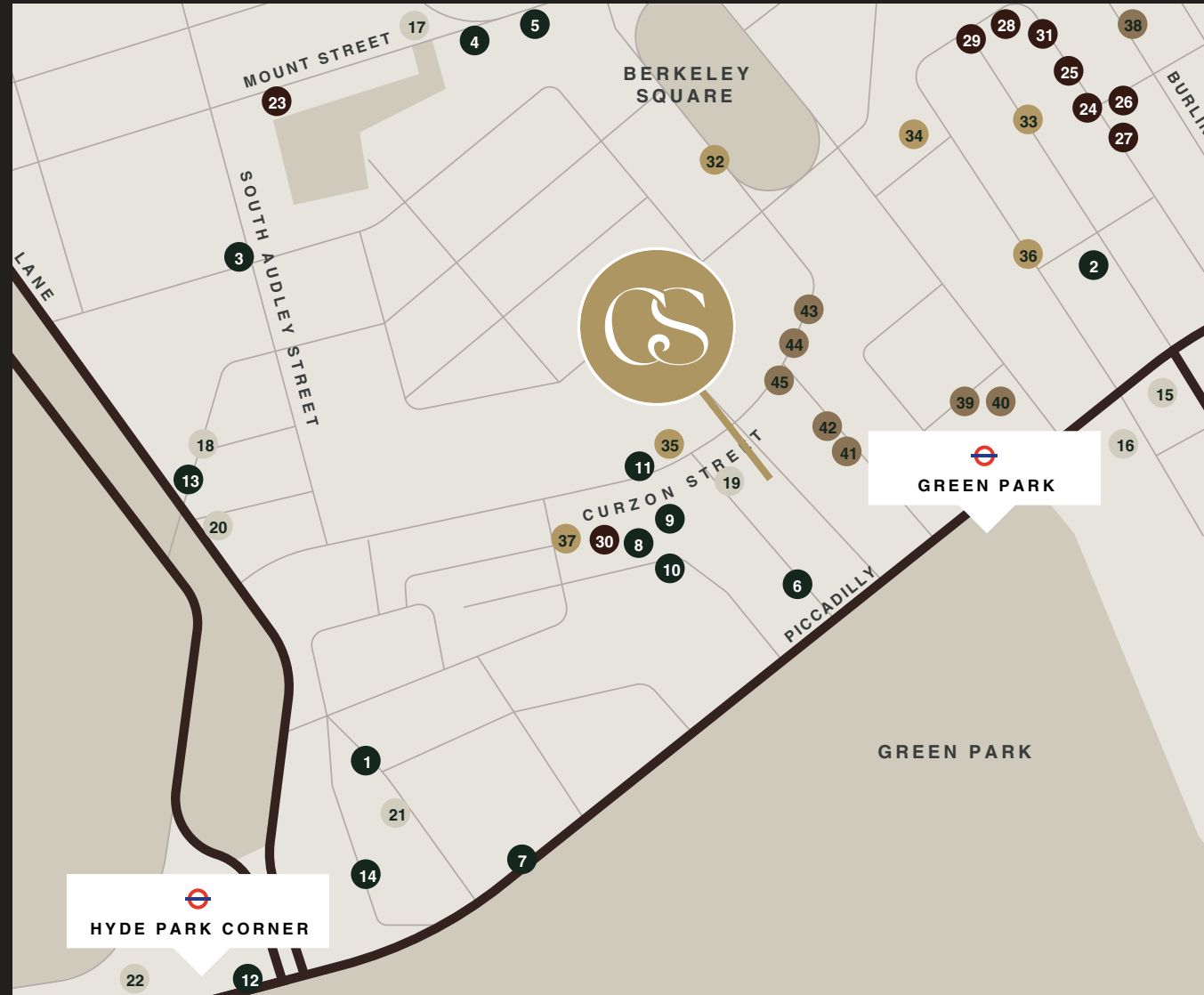
23. Réalisation Parr
24. Tiffany & Co. Cartier
25. Ralph Lauren
26. McQueen
27. Dior
28. Chanel
29. Shepherd's Market
30. Van Cleef & Arpel

## ● MEMBERS CLUB

31. Annabel's
32. Oswald's
33. Maison Estelle
34. The Arts Club
35. Little House Mayfair
36. 5 Hertford Street

## ● BUSINESS OCCUPIER

37. HSBC Private Bank
38. TA Associates
39. Bain Capital
40. Blackstone London
41. Capula Investment Management
42. Fortress Capital
43. PJT Partners
44. Houlihan Lokey
45. Gulf Investment bank





## FURTHER INFORMATION

### 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

34B

### VAT

TBC

### FLOOR PLANS

Floor plans available upon request.

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.

---

## CONTACT US

For further information please reach out to a member of the RIB team

**Henry Bacon**

020 7927 0646

Henry@rib.co.uk

**Matthew Mullan**

0207 927 0622

Matthewm@rib.co.uk

**Jim Clarke**

020 7927 0631

Jim@rib.co.uk

**Thomas D'arcy**

020 7927 0648

Thomas@rib.co.uk

RIB

ROBERT IRVING BURNS