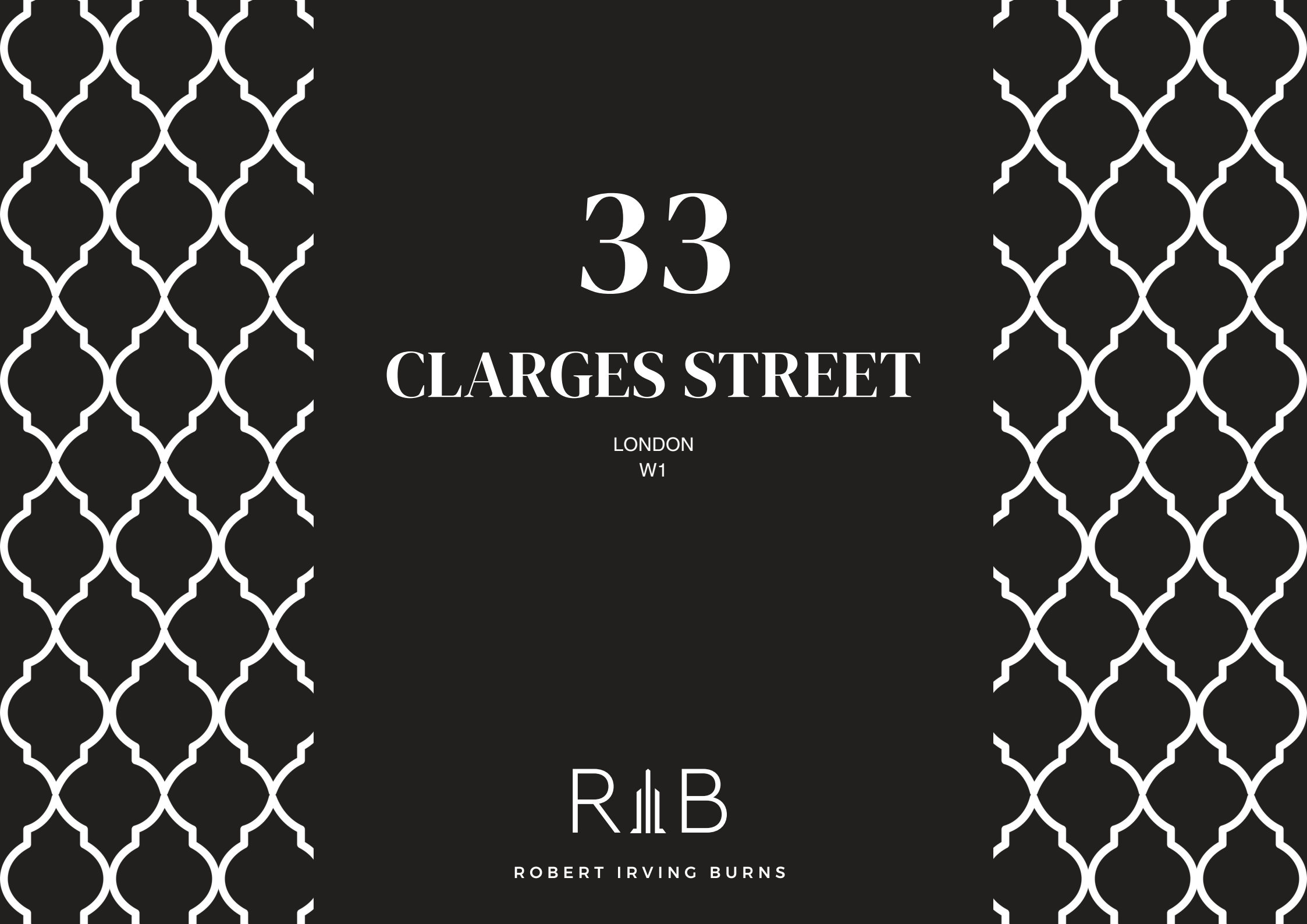




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CLARGES STREET

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.)	£240,000
ESTIMATED RATES PAYABLE (P.A.)	£39,528
SERVICE CHARGE	TBC
ESTIMATED OCCUPANCY COST (P.A.)	£279,528

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

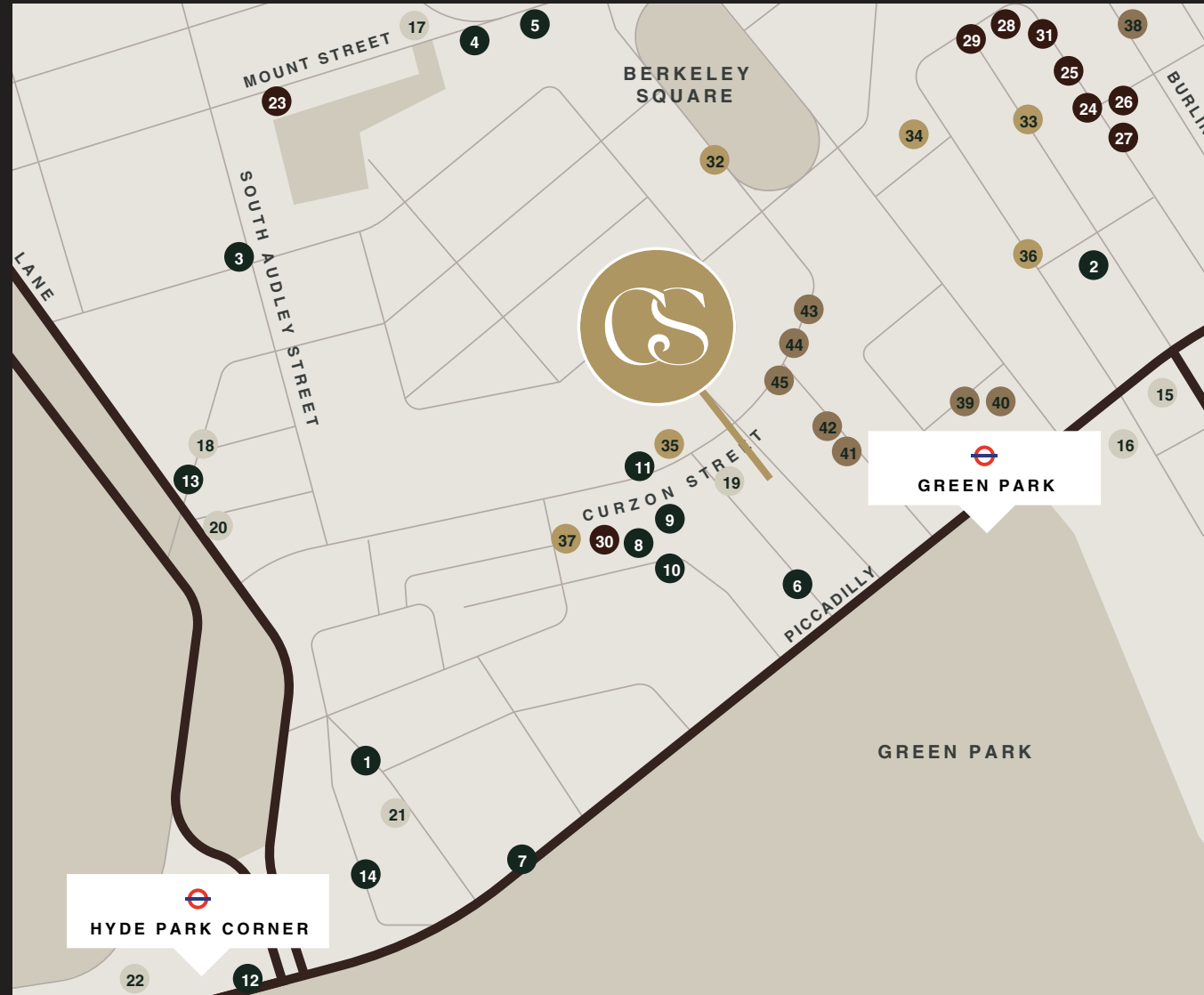
23. Réalisation Parr
24. Tiffany & Co. Cartier
25. Ralph Lauren
26. McQueen
27. Dior
28. Chanel
29. Shepherd's Market
30. Van Cleef & Arpel

● 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

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