



LEASE AVAILABLE FOR ASSIGNMENT

3 Albemarle Street,

London W1S 4HE

LEASE FOR SALE

Property Highlights

- Prominent flagpole
- Fully fitted as a luxury retail boutique
- Open plan ground floor and basement sales areas

Location

Located on prime Albemarle Street, close to the junction with Piccadilly. The unit sits directly opposite Self Portrait, and alongside a number of art galleries. The WestDill Mayfair Hotel is set to open on the corner of Albemarle Street and Piccadilly, at 63–65 Piccadilly, later this year.

Description

3 Albemarle Street offers a prominent shopfront and flagpole opportunity in the heart of Mayfair – London's most desirable neighbourhood. Offered as a fully fitted luxury boutique, this is a rare opportunity to secure a prime location at a reasonable rent.

Rent Passing

£245,000 per annum

Premium

Offers invited

Tenure

On offer is a 10-year lease expiring 26th December 2033 contracted outside L&T Act 1954. There is a break option on 25th December 2028, subject to 6 months notice. There will be a rent review on 26th December 2028. Assignment is subject to landlord approval.

VAT

All figures are quoted exclusive of VAT, if applicable

Accommodation

Approximate net internal areas.

Ground Floor	546 sq ft	60 sq m
Basement (sales)	366 sq ft	34 sq m
Basement (anc)	182 sq ft	17 sq m
Total:	1,094 sq ft	102 sq m

(Interested parties are advised to verify these areas on site by prior appointment)

Business Rates

Rateable Value	(2026/27)	£177,000 per annum
Rates Payable	(2026/27)	£81,420 per annum

(Interested parties should make their own enquiries with City of Westminster)

Service Charge

To be confirmed

Viewing **IS STRICTLY BY PRIOR APPOINTMENT** through sole agents Newmark

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EPC

Energy Performance Certificate available upon request.

Location Map



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