



## 35A Dover Street London

35A Dover Street offers an unrivalled opportunity for a retailer to take premises in one of London's premier luxury destinations.

### Prime lease for sale

#### Location

The subject property occupies a prime position on the west side of Dover Street.

The unit is adjacent to Victoria Beckham, with other nearby retailers including Christian Louboutin, Acne and Browns Hotel.

#### Description

The property is comprised of two floors, Ground Floor and Basement.

#### Tenure

The property is held by way of an existing lease which expires 30th January 2022. The lease is held Inside the L&T Act 1954.

#### Rent

£155,000 per annum exclusive

#### Accommodation

Approximate net internal areas:

Ground Floor	560 sq ft	52.03 sq m
Basement	733 sq ft	68.10 sq m

**Total: 1,293 sq ft 120.13 sq m**

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

#### Incentive

Incentives available.

#### Business Rates

Rateable Value	£145,000
Rates Payable (19/20)	£65,439.55

(Inclusive of transitional relief)

Interested parties should make their own enquiries with City of Westminster Council (020 8315 2050).

#### VAT

All figures are quoted exclusive of VAT, if applicable.

#### Viewing

Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs:

#### Subject to contract

#### David Harper

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#### James Bradstreet

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