



# 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**

davidharper@hdh.co.uk T 020 7462 9107

#### **James Bradstreet**

jamesbradstreet@hdh.co.uk T 02074629130

## **Harper Dennis Hobbs**

## 35A Dover Street London



HARPER DENNIS HOBBS LIMITED (AND THEIR JOINT AGENTS WHERE APPLICABLE) THEMSELVES FOR THE VENDORS OR LESSORS OF THE PROPERTY FOR WHOM THEY ACT, GIVE NOTICE THAT:

- 1. These properties are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract;
- 2. Harper Dennis Hobbs Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of factor representations and must satisfy themselves as to their accuracy;

<sup>3.</sup> No person in the employment of Harper Dennis Hobbs Limited has the authority to make or give any representation or warranty whatever in relation to this property; Harper Dennis Hobbs Limited will not be liable in negligence or otherwise for any loss arising from the use of these particulars.