PRIME SHOP LEASE AVAILABLE



LONDON Unit 2, 1 Curzon Street, W1J 5HD



Location

Occupying a prominent position on Curzon Street in Mayfair close to Berkeley Square, Lansdowne Row and Green Park Underground Station. Nearby retailers include **Crush**, **ITSU**, **Chop'd** and **Caffe Nero**.

Description

The property is arranged over ground floor only and split between retail sales and rear ancillary accommodation.

Accommodation

The property has the following approximate dimensions and floor areas:-

Internal Width	20.65 m	67 ft 9 ins
Internal Depth	11.33 m	37 ft 2 ins
Ground Floor Sales	177.81 sq m	1,914 sq ft
Ground Floor Ancillary	29.07 sq m	313 sq ft
Total	206.88 sq m	2,227 sq ft

Lease

Held on an effecitely FRI lease expiring March 2025 with a rent review in March 2020. The lease is contracted outside the Landlord & Tenant Act 1954.

- Staff unaware
- A1 food use
- Extensive 70 ft frontage
- Affluent Mayfair location

Rent

£160,000 per annum exclusive plus VAT (if applicable). There is a fixed rental uplift to £165,000 per annum in March 2019.

Terms

Offers invited.

EPC

Details are available upon request. Rating E - 102.

Rates

The VOA website shows an entry in the 2017 Rating List of Rateable Value - $\pounds145,000$.

For rates payable for year to 31 March 2019 please refer to the Local Charging Authority, City of Westminster – 020 7641 7000.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

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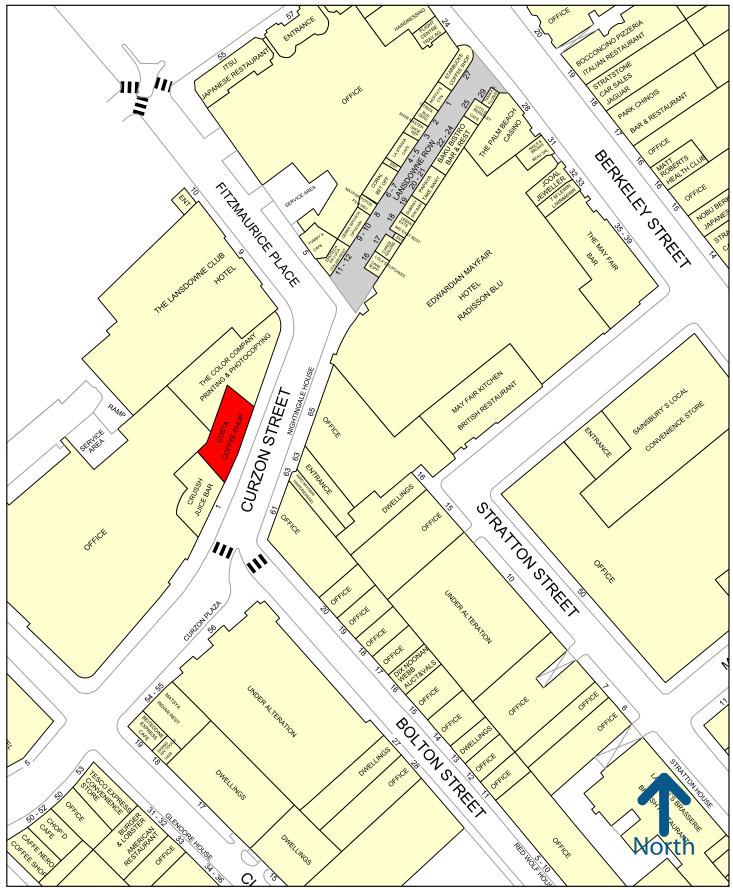
VIEWING Strictly by appointment through this office with:

Anthony Appleby 020 3828 8531 anthony.appleby@brasierfreeth.com Mark Segal 020 3828 8537 mark.segal@brasierfreeth.com Connor Crabb 020 3828 8539 connor.crabb@brasierfreeth.com

These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract. All prices/rents quoted exclusive of VAT which may be payble. Regulated by RICS.







Experian Goad Plan Created: 19/09/2018 Created By: Brasier Freeth



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