

# PRIME SHOP LEASE AVAILABLE

## LONDON

Unit 2, 1 Curzon Street, W1J 5HD



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

### | 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
<b>Total</b>	<b>206.88 sq m</b>	<b>2,227 sq ft</b>

### | 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.

### | 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 - £145,000.

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.

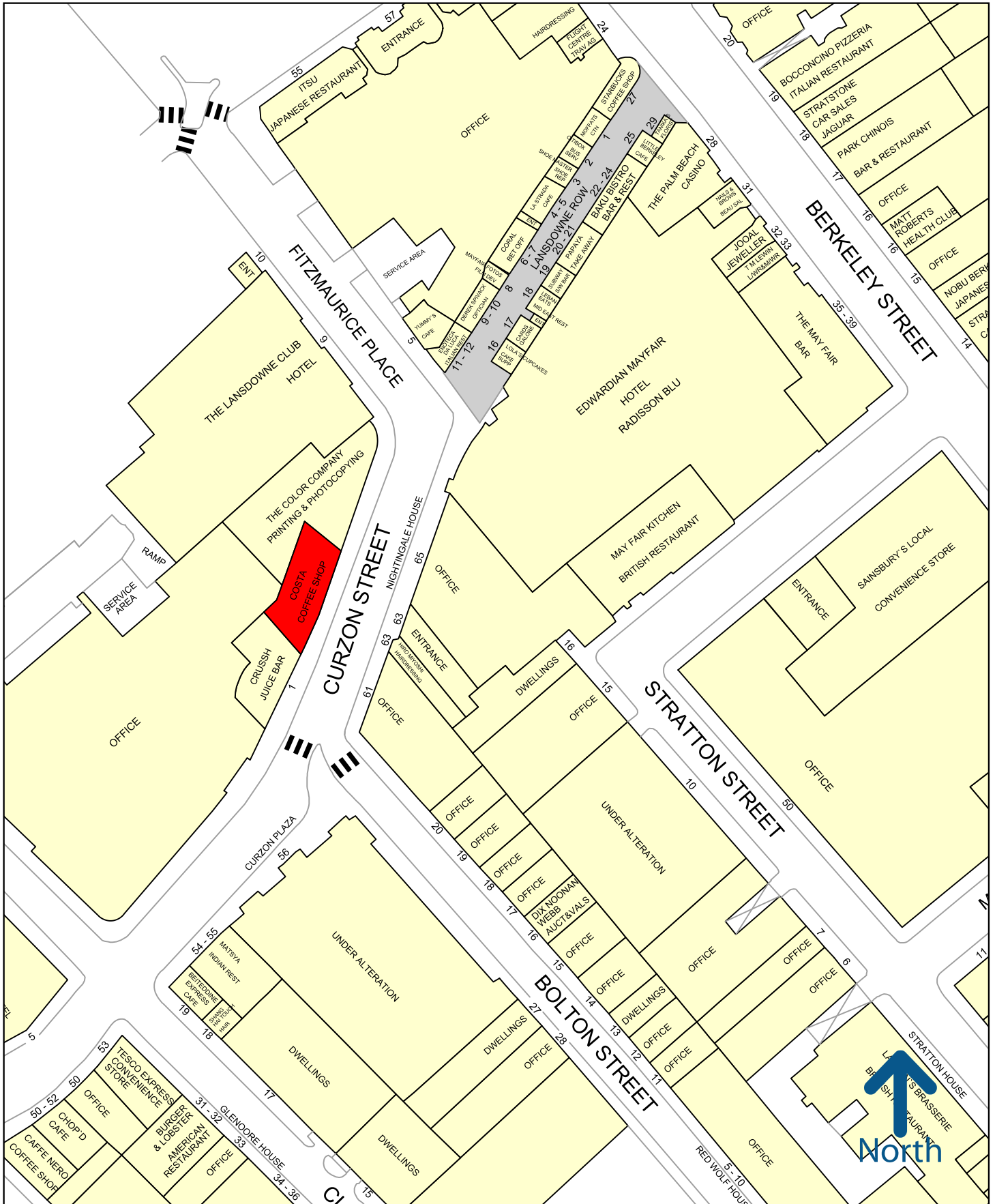
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50 metres

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

