

15^A DOVER ST

— MAYFAIR LONDON W1 —

INVESTMENT SUMMARY

- Rare attractive freehold.
- Located in the heart of Mayfair, the capital's most exclusive submarket world-renowned for luxury fashion brands, Michelin starred restaurants and exclusive hotels.
- Excellent connectivity with Green Park underground station within a 4 minute walk.
- Striking corner building comprising retail, showroom and residential accommodation.
- Totalling 5,314 sq ft GIA over lower ground, ground and 3 upper floors.
- Single let to Sicis UK Ltd (t/a Sicis) until 3rd September 2028, with an option to renew for a further 3 years and a fixed rental uplift.
- Sicis are a luxury Italian brand with a global presence, who specialise in mosaics. Key projects include The Arts Club and Burj Al Arab.
- Passing rent of £595,000 per annum.
- Offers invited for the freehold interest.

15A DOVER STREET, LONDON W1



LOCATION

Mayfair is one of London's most prestigious neighbourhoods, synonymous with luxury and sophistication. Home to world-class hotels, Michelin-starred restaurants, high-end retailers, and exclusive private members' clubs, it remains the city's most coveted location for both living and working.

In close proximity to Bond Street and Albemarle Street, Dover Street is one of the most desirable destinations for luxury retail and fine dining.

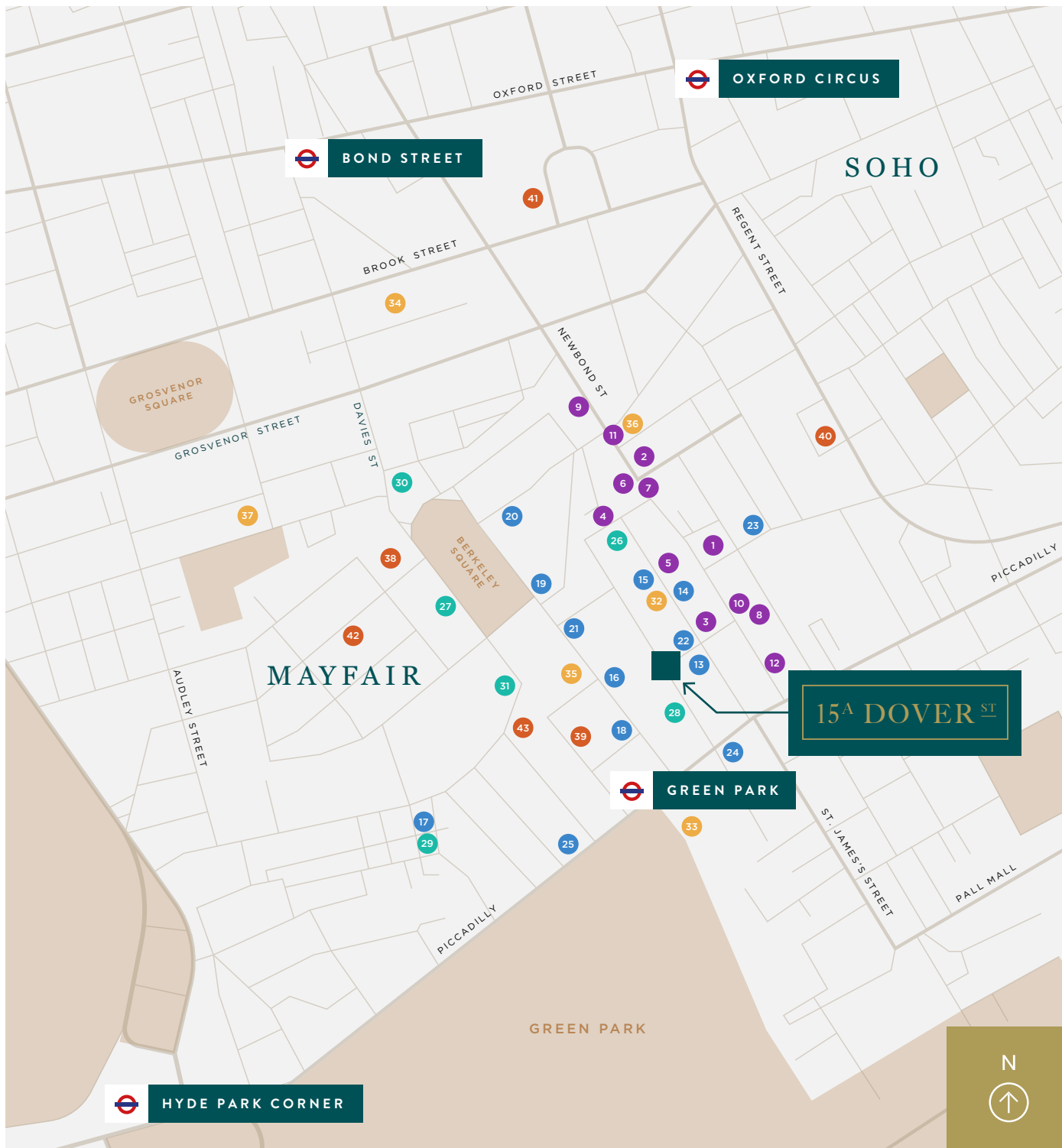
The property is surrounded by iconic green spaces, including Hyde Park, Green Park, and St. James's Park, offering an unparalleled blend of elegance and nature.

Dover Street enjoys excellent connectivity, with Green Park Underground Station just a four-minute walk away.



MAYFAIR, GLOBALLY
RECOGNIZED AS
ONE OF THE MOST
PRESTIGIOUS AND
EXCLUSIVE ADDRESSES
IN THE WORLD





LOCAL OCCUPIERS

RETAILERS:

- 1 Ralph Lauren
- 2 Louis Vuitton
- 3 Paul Smith
- 4 Garrard
- 5 Cartier
- 6 Dior
- 7 Patek Philippe
- 8 Burlington Arcade
- 9 Gucci
- 10 Prada
- 11 Burberry
- 12 Dolce & Gabbana

RESTAURANTS:

- 13 Gymkhana
- 14 Bar des Pres
- 15 Il Gattopardo
- 16 Jeru
- 17 Noble Rot Mayfair
- 18 Novikov
- 19 Sexy Fish Mayfair
- 20 Hakkasan
- 21 Boccocino Mayfair
- 22 Taku
- 23 Cecconis
- 24 The Woiseley
- 25 Robuchon

MEMBERS' CLUBS:

- 26 Oswald's
- 27 Annabel's
- 28 The Arts Club
- 29 5 Hertford Street
- 30 Dunhill
- 31 The Lansdowne Club

HOTELS:

- 32 Browns
- 33 The Ritz
- 34 Claridges
- 35 The May Fair
- 36 The Westbury
- 37 The Connaught

OFFICE OCCUPIERS:

- 38 Blackstone
- 39 Lazard & Co
- 40 HSBC
- 41 Glencore
- 42 Richemont
- 43 Lansdowne Partners

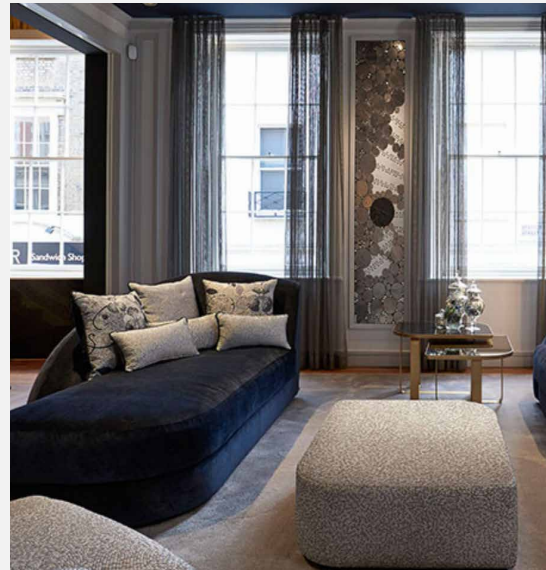
DESCRIPTION

Located on the corner of Dover Street and Stafford Street, 15a Dover Street is an attractive corner freehold arranged over lower ground, ground and three upper floors. The lower ground, ground, first and second floors are utilised as commercial space. The third floor comprises a two-bedroom apartment.

The property is single let to Sicis Uk Ltd, (trading as Sicis), a luxury Italian interior design company specialising in mosaic art. Sicis has occupied the property since 2015 and have fitted the building out to a very high bespoke specification. Sicis have recently agreed a reversionary lease until 3rd September 2028 at a rent of £595,000 per annum, with an option to renew for an additional three years at expiry, highlighting their commitment to the property. There is a rent review in September 2028, to the higher of the previous annual passing rent, open market rental value or RPI linked indexation with a collar and cap of 2% to 5%. The lease is held outside the Landlord & Tenant Act 1954.

OVERVIEW:

TENURE	FREEHOLD
TOTAL AREA	5,314 SQ FT (GIA)
USE	RETAIL & RESIDENTIAL
TENANT	SICIS UK LTD
INCOME	£595,000

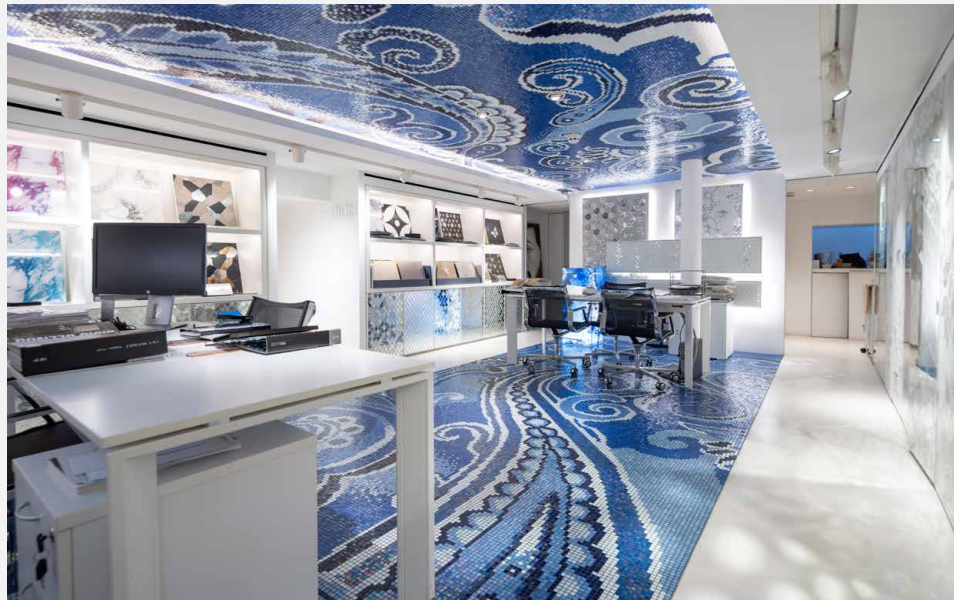


SICIS

Founded in 1987, Sicis is from the heart of Ravenna, the historic capital of mosaic. A symbol of Italian luxury, the design company, renowned for its artistic mosaics and innovative interior design solutions, blending craftsmanship with cutting-edge materials to create immersive, high-end luxury environments.

Sicis have 13 showrooms globally, including, London, Milan, Paris, New York, Dubai, Ho Chi Minh and Cape Town.

Key projects include The Arts Club, London, The Peninsula Hotel, Paris, Tiffany Flagship Store, Fifth Avenue, USA, The Mandarin Oriental Hotel – Swimming Pool, Shenzhen, Gold Mosque, Doha, and the Burj Al Arab, Dubai.



RARE CORNER FREEHOLD



**BENEFITTING FROM EXCELLENT FLOOR TO
CEILING HEIGHT AND NATURAL LIGHT**

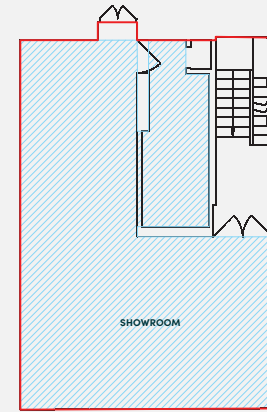


**METICULOUSLY FIT OUT TO A HIGH
STANDARD THROUGHOUT**



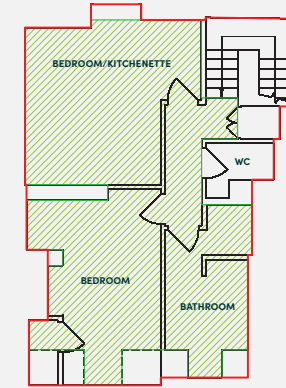
FLOORPLANS

FLOOR	USE	NIA/NSA (SQ FT)	NIA/NSA (SQ M)	GIA (SQ FT)	GIA (SQ M)
3rd Floor	Residential	621	57.7	621	57.7
2nd Floor	Showroom	584	54.3	716	66.5
1st Floor	Showroom	616	57.2	809	75.2
G Floor	Retail	603	56.0	1,671	155.2
LG Floor	Retail	766	71.2	1,497	139.1
TOTAL		3,190	296.4	5,314	493.7



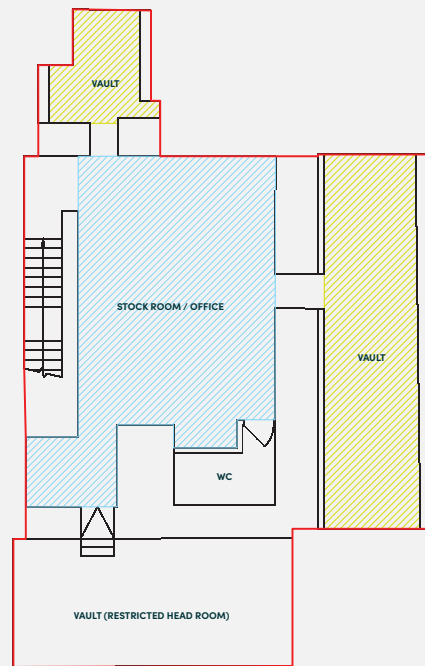
DOVER STREET

2ND FLOOR



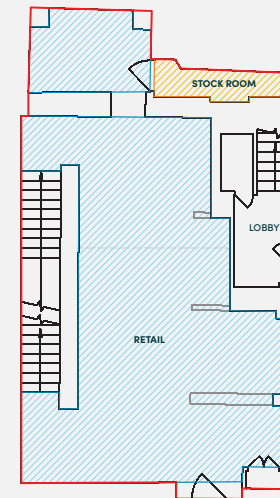
DOVER STREET

3RD FLOOR



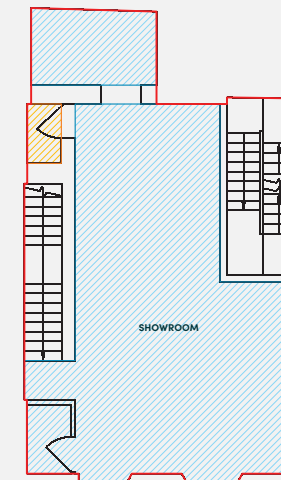
DOVER STREET

LOWER GROUND FLOOR



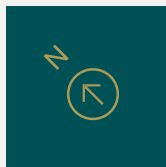
DOVER STREET

GROUND FLOOR

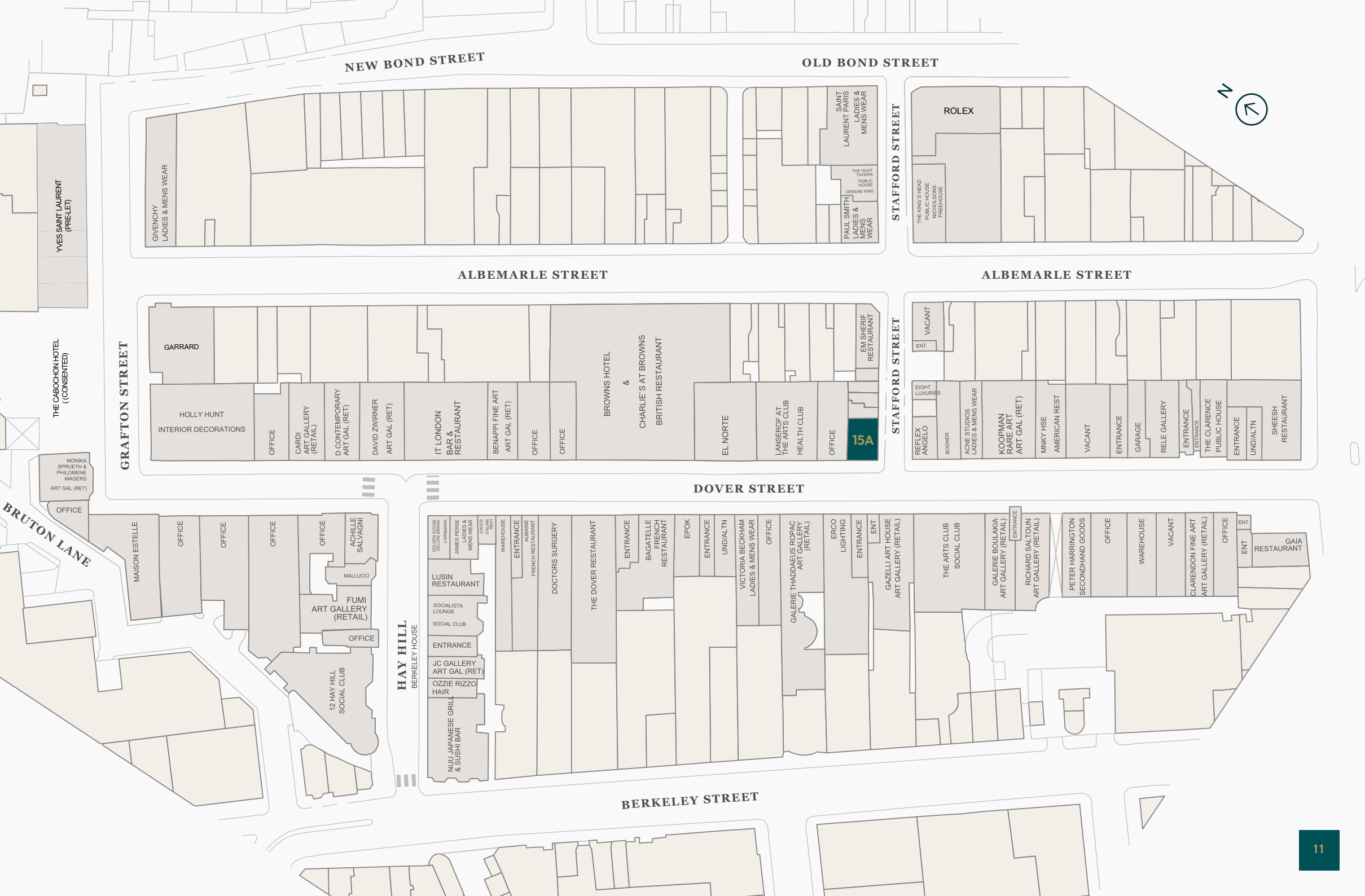


DOVER STREET

1ST FLOOR



For indicative purposes only, not to scale.



NEW BOND STREET

OLD BOND STREET



YVES SAINT LAURENT
(PRE-LET)

GIVENCHY
LADIES & MENS WEAR

PAUL SMITH
LADIES & MENS WEAR

THE BOAT TAVERN
PUBLIC HOUSE
GREENE KING

SAINT LAURENT PARIS
LADIES & MENS WEAR

STAFFORD STREET

ROLEX

THE KNICK'S HEAD
PUBLIC HOUSE
NICHOLSONS
FREEHOUSE

ALBEMARLE STREET

ALBEMARLE STREET

THE CABOCHON HOTEL
(CONSENTED)

GRAFTON STREET

GARRARD

HOLLY HUNT
INTERIOR DECORATIONS

OFFICE

CARDI
ART GALLERY
(RETAIL)

D CONTEMPORARY
ART GAL (RET)

DAVID ZWIRNER
ART GAL (RET)

IT LONDON
BAR & RESTAURANT

BENAPPI FINE ART
ART GAL (RET)

OFFICE

OFFICE

BROWNS HOTEL

CHARLIE'S AT BROWNS
BRITISH RESTAURANT

EL NORTE

LANSEROF AT
THE ARTS CLUB
HEALTH CLUB

OFFICE

15A

STAFFORD STREET

VACANT

EIGHT LUXURIES
REFLEX ANGELO

BOONER

ACNE STUDIOS
LADIES & MENS WEAR

KOOPMAN
ROBE ART
ART GAL (RET)

MNKY HSE

AMERICAN REST

VACANT

ENTRANCE

GARAGE

RELE GALLERY

ENTRANCE

ENTRANCE

THE CLARENCE
PUBLIC HOUSE

ENTRANCE

UND/ALTN

SHEESH
RESTAURANT

DOVER STREET

BRUTON LANE

OFFICE

MONIKA SPRUEETH & PHILOMENE MAGERS
ART GAL (RET)

MAISON ESTELLE

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

ACHILLE SALVAGNI

MALLUCCI

FUMI
ART GALLERY
(RETAIL)

OFFICE

12 HAY HILL
SOCIAL CLUB

HAY HILL
BERKELEY HOUSE

GOLDEN GOOSE
DELICIOUS
EXPANDED

JAMES PERSE
LADIES & MENS WEAR

CHICCO
ITALIAN REST

WAREHOUSE

ENTRANCE

ALBANE

FRENCH RESTAURANT

DOCTORS SURGERY

THE DOVER RESTAURANT

ENTRANCE

BAGATTELLE
FRENCH
RESTAURANT

EPOK

ENTRANCE

UND/ALTN

VICTORIA BECKHAM
LADIES & MENS WEAR

OFFICE

GALERIE THADDAEUS ROPAC
ART GALLERY
(RETAIL)

ERCO
LIGHTING

ENTRANCE

ENT

GAZELLI ART HOUSE
ART GALLERY (RETAIL)

THE ARTS CLUB
SOCIAL CLUB

GALERIE BOULAKIA
ART GALLERY (RETAIL)

ENTRANCE

RICHARD SALTOUN
ART GALLERY (RETAIL)

PETER HARRINGTON
SECONDHAND GOODS

OFFICE

WAREHOUSE

VACANT

CLARENDON FINE ART
ART GALLERY (RETAIL)

OFFICE

ENT

ENT

GAIA
RESTAURANT

BERKELEY STREET

FURTHER INFORMATION

TENURE

Freehold.

EPC

Certificates available on request.

PLANNING

Located in the City of Westminster.
The property is not listed but is located within the Mayfair conservation area.

PROPOSAL

Inviting offers for the freehold interest

CONTACT

michael elliot



BNP PARIBAS

MARK SHIPMAN

markshipman@michaelelliott.co.uk
+44 (0)785 051 4414

FERGUS KEANE

fergus.keane@realestate.bnpparibas
+44 (0)7768 848 111

CAMERON MAIR

cameronmair@michaelelliott.co.uk
+44 (0)748 738 5952

LARRY YOUNG

larry.young@realestate.bnpparibas
+44 (0)7388 387 923

HARRY COX

harrycox@michaelelliott.co.uk
+44 (0) 758 468 9394

OSCAR HOLMES

oscar.holmes@realestate.bnpparibas
+44 (0)7770 702 059

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