



4 Cavendish Square, London, W1G 0PG

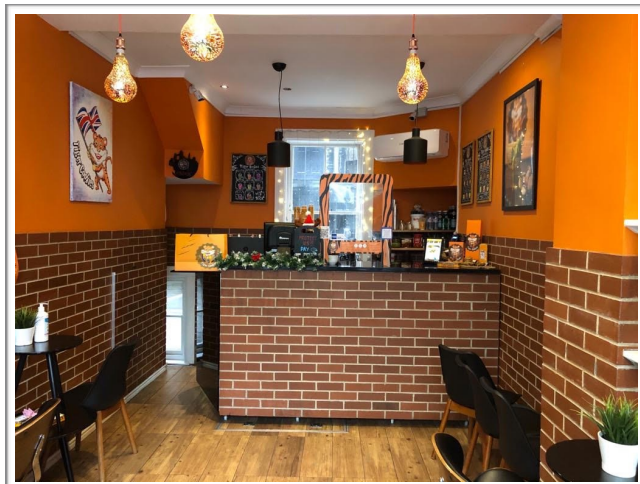
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## 10 SHEPHERD STREET, MAYFAIR, LONDON, W1J 7JE

- PRIME COMMERCIAL **USE CLASS E** SPACE
- FULLY FITTED BAKERY/SHOP TO LET
- **PRIME MAYFAIR LOCATION**



### LOCATION

The property is located in the heart of Mayfair. Nearby occupiers include L'Eto Cafe, Maddox Gallery, the Curzon Cinema and Kitty Fisher's

### USE

Class E- suitable for retail, leisure, medical, showroom and offices

### ACCOMMODATION

Ground 275 sq ft

Basement- 325 sq ft

### LEASE TERM

Assignment of the lease held until August 2022

### RENT

Passing rent **£55,000 per annum** exclusive of rates, service charge, insurance and VAT (if applicable)

### RATES

As a result of the Government's Expanded Retail Discount Scheme **no general rates are payable until 31 March 2021.**

Interested parties are advised to make their own enquiries with the local authority

### PREMIUM

Offers Invited

### EPC

The property has an EPC rating D (84). Full EPC is available on request

### VIEWING

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