

PRIME MAYFAIR A1 RETAIL SHOP

1b ALBEMARLE STREET, MAYFAIR, LONDON, W1S 4HB



LOCATION

The property is located in the heart of Mayfair, parallel to Old Bond Street. Two minutes walk from the Ritz, Fortnum & Mason, The Arts Club and Royal Academy of Arts. Nearby occupiers include Thom Browne, Alexandr Wang and Aquazzura. Green Park Underground Station is approximately 3 minutes walk

USE

A1- Retail
The shop is currently fitted as a high end jewellery store with security systems in place

ACCOMMODATION

Ground and Basement- 752 sq ft

LEASE TERM

Assignment of lease expiring in August 2026, with a tenant break option in August 2021, held INSIDE the Landlord and Tenant Act

RENT

Passing rent **£105,000 per annum** exclusive of rates, service charge, insurance and VAT (if applicable)

RATES

Rates Payable (2020) £27,136

There are no rates payable until April 2021

PREMIUM

Offers Invited

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction

EPC

The property has an EPC rating E (115). Full EPC is available on request

VIEWING

LT Property 020 3375 6329

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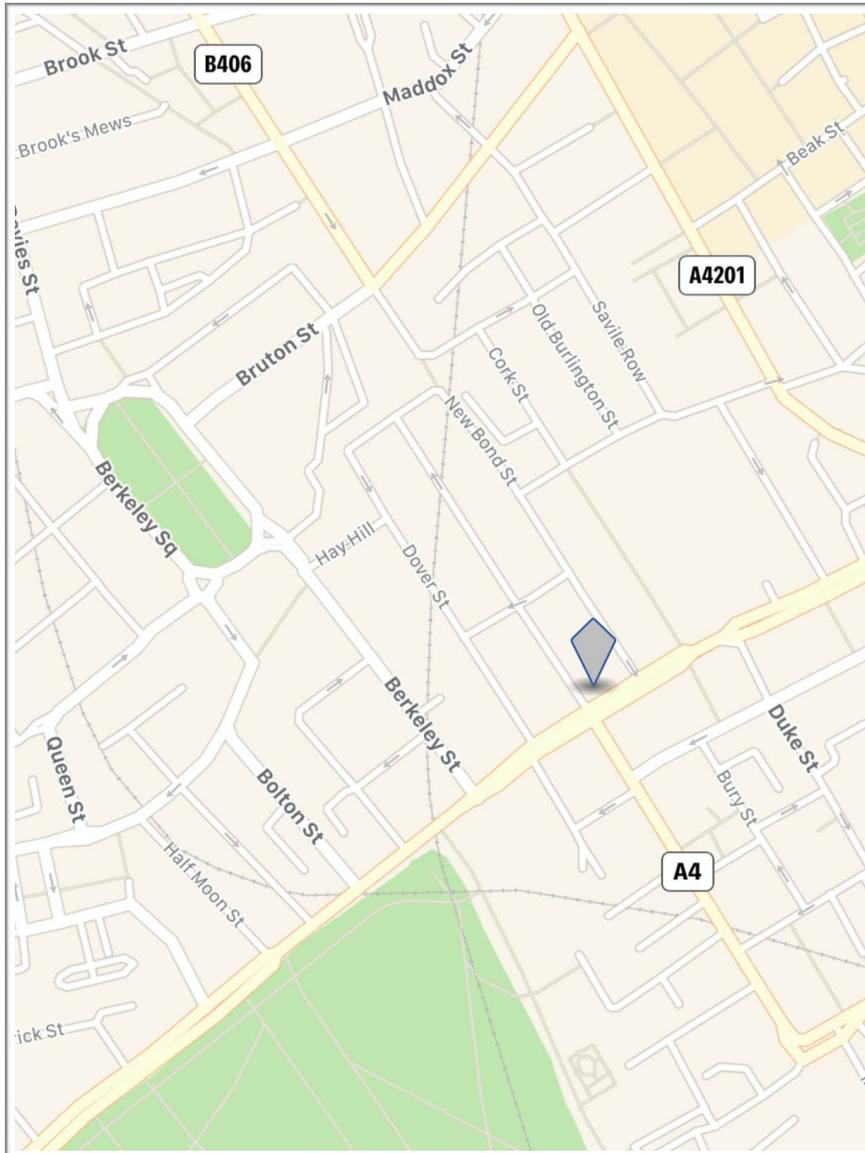


4 Cavendish Square, London, W1G 0PG

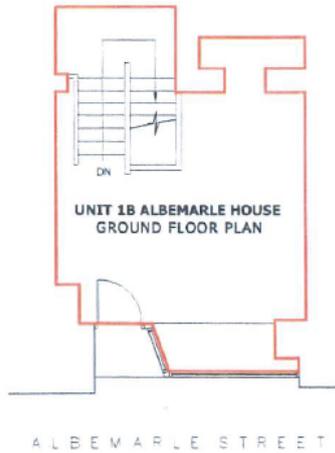
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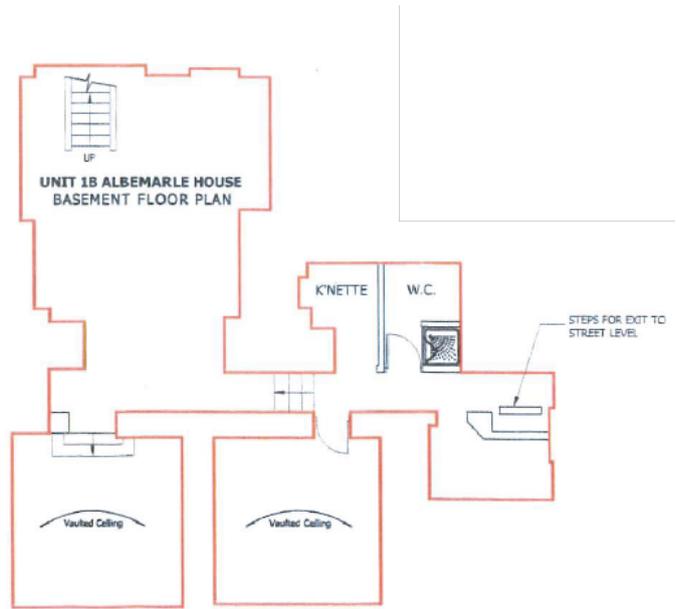
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- GROUND FLOOR PLAN -
(1:100)



- BASEMENT FLOOR PLAN -
(1:100)