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FULLY FITTED CLINIC IN MAYFAIR

9 SHEPHERD MARKET, MAYFAIR, LONDON, W1J 7PF



ACCOMMODATION

Ground - 170 sq ft
First Floor- 178 sq ft
Second Floor- 179 sq ft
Basement- 192 sq ft
Vaults - 54 sq ft
Total- 773 sq ft

LEASE TERM

Assignment of lease expiring in August 2028,
held outside the Landlord and Tenant Act

RENT

Passing rent **£72,500 per annum** exclusive of
rates, service charge, insurance and VAT (if
applicable)

RATES

Rateable Value- £29,250
Rates payable- approximately £14,000

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

PREMIUM

Offers Invited

LEGAL COSTS

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

EPC

Available on request

VIEWING

LT Property Consultancy 020 3375 6329

Anthony Epenetos 07766838000
anthony@ltpropertyconsultancy.com

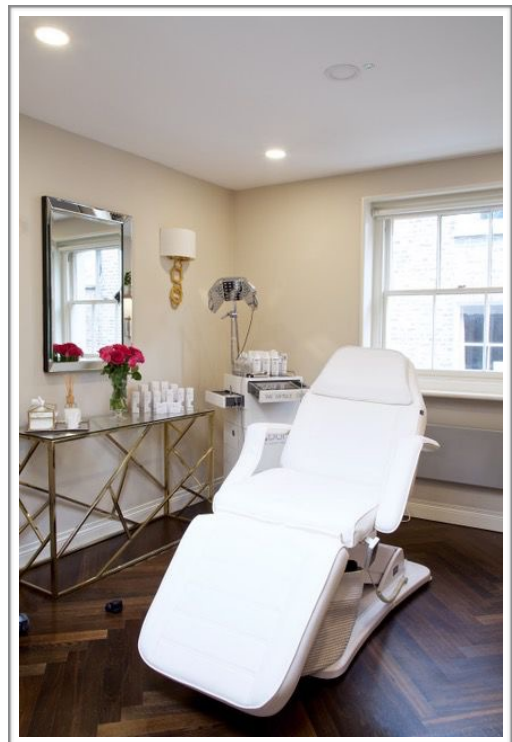
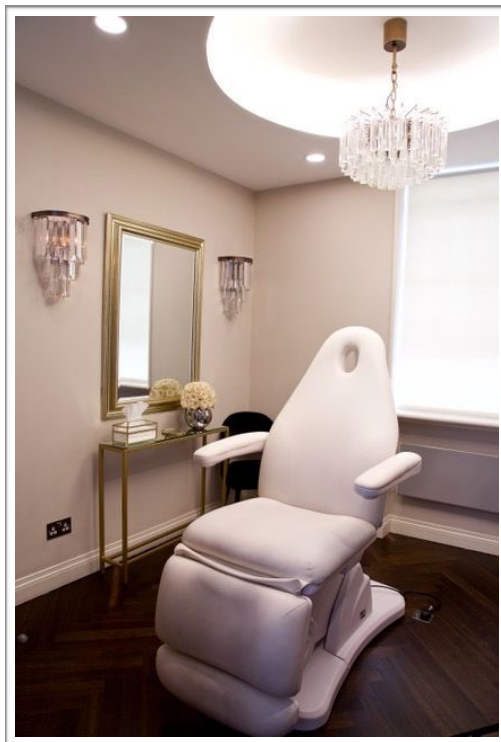
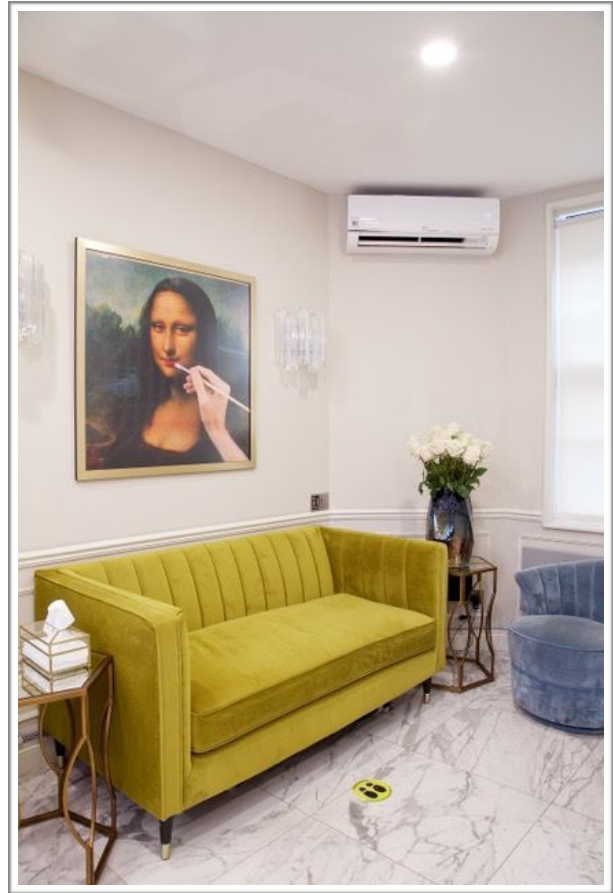
LOCATION

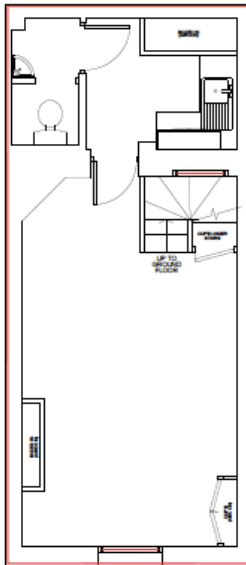
The property is located within Shepherd Market.
Two minutes walk from the Ritz, Fortnum &
Mason and Royal Academy of Arts. Nearby
occupiers include L'Eto, Kitty Fishers, Maddox
Gallery, Hignell Gallery and Watches of Mayfair.
Green Park Underground Station is
approximately 3 minutes walk

USE

E use class

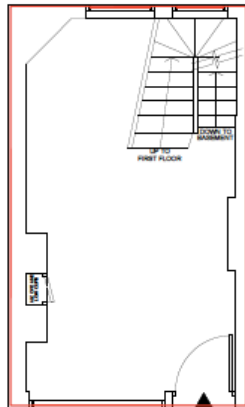
The premises are currently fitted as a high end
aesthetic clinic



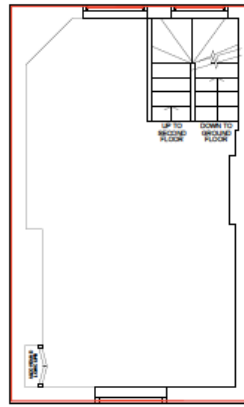


BASEMENT

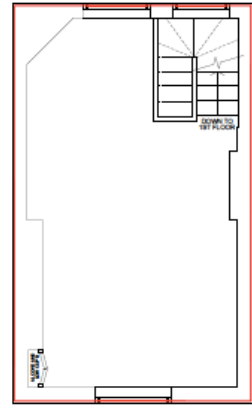
SHEPHERD STREET



**MAIN
ENTRANCE**



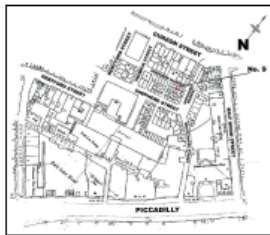
FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

SHEPHERD MARKET



**9 SHEPHERD MARKET
LONDON**

SCALE 1:50 @ A3

0m 1m 2m 3m 4m 5m