4 Cavendish Square, London, W1G 0PG



t: +44 (0) 203 3756329 e: enquiries@ltpropertyconsultancy.com w: www.ltpropertyconsultancy.com

FULLY FITTED CLINIC IN MAYFAIR

9 SHEPHERD MARKET, MAYFAIR, LONDON, W1J 7PF



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

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

Whilst every care is taken in the preparation of these particulars LT Property Consultancy and the vendor take no responsibility for any error, mis- statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property. LT Property Consultancy is the trading name of LT Property Consultancy Ltd, registered in England and Wales No. 08673288

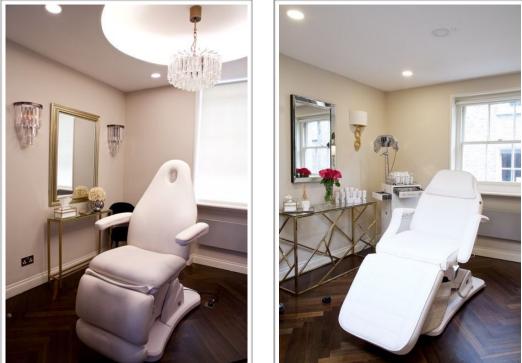
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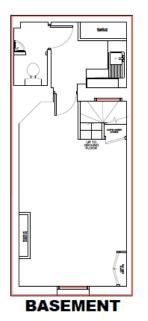


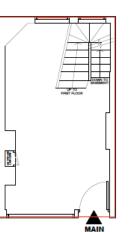
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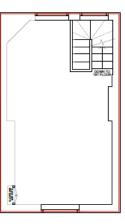








SHEPHERD STREET



GROUND FLOOR FIRST FLOOR SECOND FLOOR SHEPHERD MARKET

> 9 SHEPHERD MARKET LONDON SCALE 1:50 @ A3 0<u>m 1m 2m 3m 4m 5</u>m

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