



4 Cavendish Square, London, W1G 0PG

t: +44 (0) 203 3756329

e: enquiries@ltpropertyconsultancy.com

w: www.ltpropertyconsultancy.com

PRIME COMMERCIAL USE CLASS E SPACE

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



ACCOMMODATION

Ground and Basement- 752 sq ft

LEASE TERM

Assignment of lease expiring in August 2026, held INSIDE the Landlord and Tenant Act

RENT

Passing rent **£76,000 per annum** exclusive of rates, service charge, insurance and VAT (if applicable)

RATES

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

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

VIEWING

LT Property 020 3375 6329

Anthony Epenetos 07766838000
anthony@ltpropertyconsultancy.com

Liliya Epenetos 07770691178
liliya@ltpropertyconsultancy.com

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

E use class

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

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

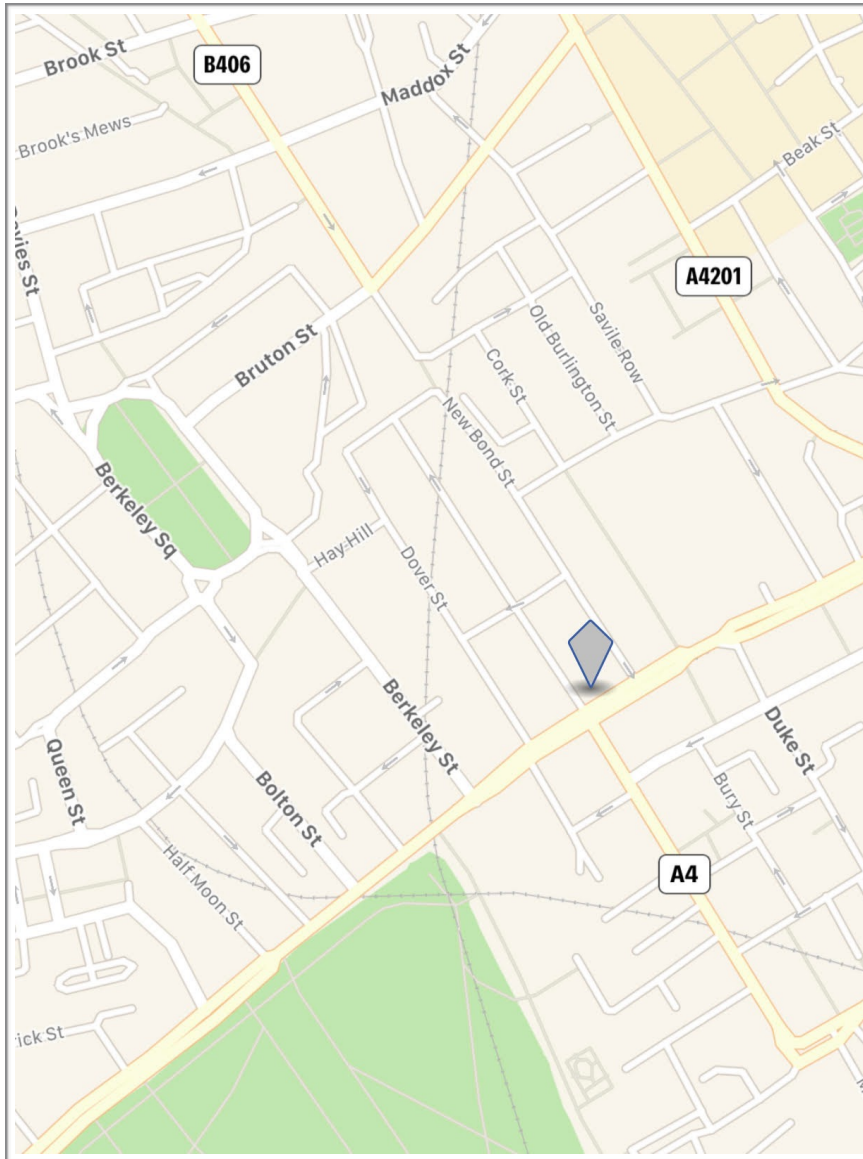


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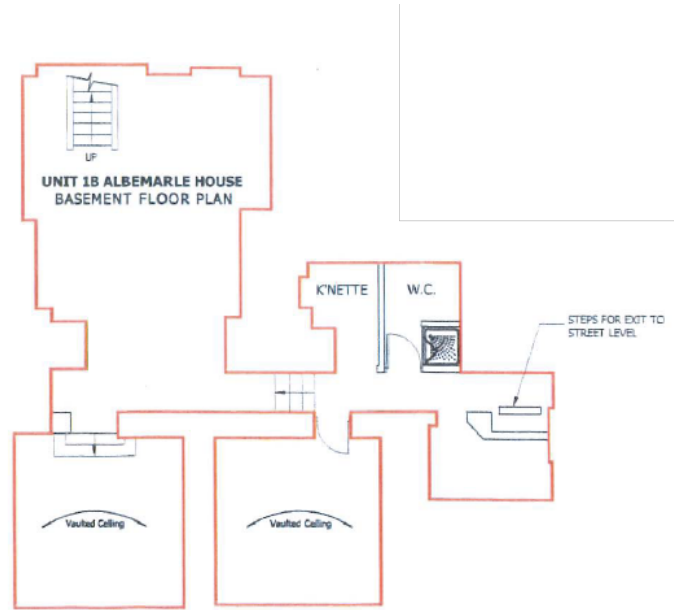
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- GROUND FLOOR PLAN -
(1:100)



- BASEMENT FLOOR PLAN -
(1:100)