

45

ALBEMARLE

PRIME MAYFAIR
RETAIL OPPORTUNITY
2,244 SQ FT



LONDON W1

MAYFAIR

45 ALBEMARLE ST

Mayfair remains the one and only true destination for London's luxury market. The carefully selected combination of fashion houses, restaurants and hotels complement the local Mayfair residential townhouses and the daytime population of office workers, which have cemented the area as the most highly sought after tourist destination in the world.





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THE PROPERTY

The property is situated on the west side of Albemarle Street between Piccadilly and Stafford Street.

Within the immediate vicinity there are many well-known retailing brands, leading art galleries, five star hotels and restaurants, including:

ALEXANDER WANG

CASADEI

AMANDA WAKELEY

THOM BROWNE

SELF PORTRAIT

GYMKHANA

PAUL SMITH

BROWNS HOTEL

OSWALD'S

LOCAL AREA



THE SPACE

The premises are arranged over ground and lower ground levels and provide the following approximate floor areas and dimensions:

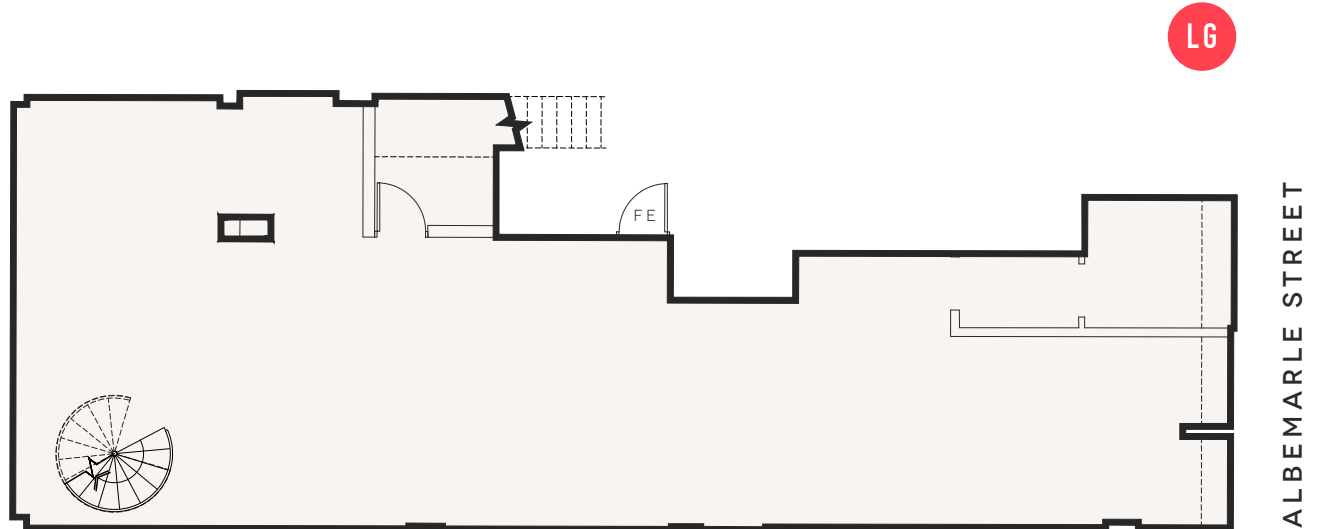
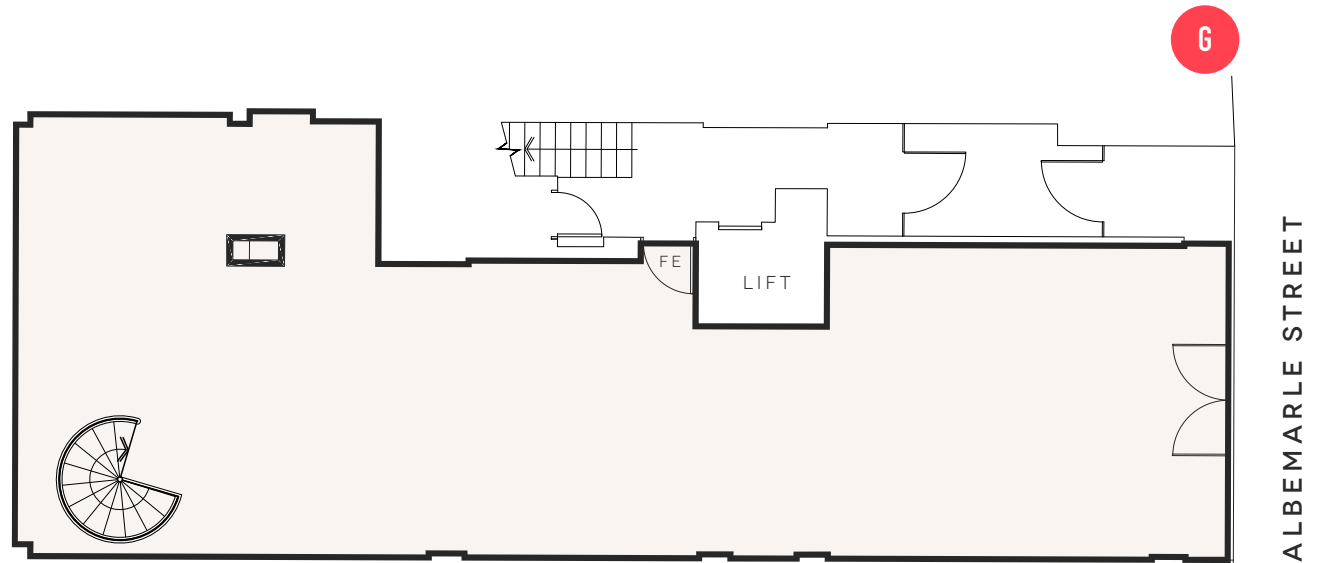
NET FRONTAGE: 17'0"

BUILT DEPTH: 65'

GROUND FLOOR: 1,114 sq.ft

LOWER GROUND: 1,130 sq.ft

TOTAL AREA APPROX: 2,244 sq.ft



TERMS

RENT: Upon Application

TERM: A new lease is to be granted for a term to be agreed on effective full repairing and insuring covenants.

BUSINESS RATES:

Rateable Value (2017): £121,000

Rates payable (19/20): £63,404

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

LEGAL COSTS: Each party is to be responsible for their own legal costs.

EPC: Available upon request.

VIEWINGS

Strictly by appointment through joint letting agents:



CONWAY MORRIS

Attn: Robert Morris

Tel: 020 7636 2200

Email: robertmorris@conwaymorris.co.uk



PILCHER HERSHMAN

Attn: Simon Rinder/Julian Wogman

Tel: 020 7399 8600

Email: simonrinder@pilcherhershman.co.uk

Email: julianwogman@pilcherhershman.co.uk



NASH BOND

Attn: Richard Scott/Matt Peters

Tel: 020 7290 4555

Email: rscott@nashbond.co.uk

Email: mpeters@nashbond.co.uk

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