

47a South Audley Street
London W1
Prime Shop Lease for Sale – A1/A2 Use

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LOCATION

The premises are located on the east side of South Audley Street, between the junction of Adam's Row and Grosvenor Square. South Audley Street is now firmly established as one of London's premier shopping locations for high-end luxury retail brands, traditional occupiers and several trophy restaurants.

Nearby occupiers include **Scott's Seafood and Oyster Bar**, **The George Club**, **Rick Owens**, **Thomas Goode & Co Ltd.**, and **James Purdey & Sons Ltd.**

Accommodation

Gross Frontage	20 ft 01 ins	6.1 m
Shop Depth	41 ft 66 ins	12.7 m
Ground Floor Area	636 sq ft	59.09 sq m
Basement Floor Area	559 sq ft	51.93 sq m
Total	1,195 sq ft	111.02 sq m

LEASE

The premises are available by way of an assignment of the existing lease for a term of 10 years from 25th July 2016, thereby expiring 24th July 2026, at an annual rent of £130,000, subject to rent review on 25th July 2021. The lease benefits from the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

PREMIUM

Offers are sought in excess of £100,000 for the benefit of this valuable leasehold interest.

EPC

EPC is available on request.

SERVICE CHARGE

£13,000 per annum.

LEGAL COSTS

Each party to bear their own costs.

Business Rates

Rateable Value	£92,000
Rates Payable (2016/ 2017)	£47,196

VIEWINGS:

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