

**6 Queen Street
Mayfair
London W1**



Attractive Self-Contained Office Building

4,644 sq ft (431.4 sq m) approx.

Freehold For Sale With Full Vacant Possession

020 7522 8500

LOCATION: 6 Queen Street is located on the east side of the street, midway between Curzon Street and Charles Street. The closest underground stations are Green Park and Hyde Park Corner (Piccadilly, Victoria and Jubilee Lines) and it is well served by the exclusive hotels and restaurants of Mayfair. Shepherds Market is close by with its pubs, artisan cafés, shops and restaurants.

DESCRIPTION: The property is an attractive stucco fronted, Grade II listed office building which has the following approximate floor areas.

Floor	NIA	
	Sq Ft	Sq M
4 th	473	43.94
3 rd	755	70.14
2 nd	889	82.59
1 st	855	79.43
Ground	774	71.91
L Ground	898	83.43
Total	4,644	431.44

The building has a gross internal floor area of approx.. 6,258 sq ft (572 sq m).

- AMENITIES:**
- Attractive period features with modern rear extension.
 - Lift serving basement to third floors inclusive
 - Air conditioned throughout
 - Kitchen facilities
 - Good natural light.

PLANNING: The building is in the Mayfair Conservation Area and is Grade II listed and is currently in office use throughout.

The building would be suitable for change of use to residential subject to obtaining the necessary planning consent. The purchaser should rely on their own investigations in this respect.

RATING: The Valuation Office describe the property as “offices & premises” having a rateable value of £245,000.

THE MARKET:

There remains a strong demand from owner-occupiers to purchase small self-contained office buildings in Central London. Below is a list of some buildings in the area that have recently been sold.

Address	Size Sq ft	Tenure	Date	Price (per sq ft)
34 St George Street W1	1,505	Long Leasehold (1873 years at a peppercorn)	Q2 2017	£3,156
29 Sackville Street, W1	7,071	Freehold	May 2017	£2,475
45 Clarges Street, W1	3,175	Freehold	May 2017	£2,362
27 Grosvenor Street, W1	3,189	Long Leasehold (103 years unexpired with a 15% ground rent)	May 2017	£2,978
32 Sackville Street, W1	7,200	Freehold	Feb 2016	£2,500

PROPOSAL:

The building is being offered for sale freehold with full vacant possession and unconditional offers are invited in excess of **£9.25 million plus VAT (£1,992 per sq ft)**.

VIEWINGS:

Viewings and further information can be obtained from the joint sole agents **MELLERSH & HARDING** and **ROBERT IRVING & BURNS**.



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