



MAYFAIR

**SHOP LEASE FOR SALE
DUE TO RELOCATION**

**33 ST GEORGE STREET,
LONDON
W1**

Location: The property occupies an excellent position on the eastern side of St George Street, between the junctions of Maddox Street and Conduit Street. The location is a few moments away from Hanover Square, where the new Bond Street Crossrail Station is due to open next year. Nearby occupiers include **Sotheby's Auctioneers, Nicole Farhi, Bernard J Shapiro, Victoria Miro, Wild Honey, C.W Andrew** and **The Westbury Hotel**.

Accommodation: This exceptionally well fitted shop includes a double width staircase, ornate cornicing, air-conditioning and an external granite patio. Approximate areas and dimensions are as follows:

| | | |
|------------------------|------------------|------------------|
| Net frontage | 14 ft | 4.3 m |
| Ground Floor Sales | 304 sq ft | 28.2 sq m |
| Basement Sales/Storage | 340 sq ft | 31.6 sq m |
| Total area | 644 sq ft | 59.8 sq m |

Lease: The property is held by way of a full repairing and insuring lease for a term of 15 years, to expire 25th November 2028. The lease is contracted inside the Landlord & Tenant Act.

Rent: £50,000 per annum exclusive of rates, service charge and VAT.

Premium: Substantial premium offers are invited.

Rates: Rateable Value (2017/18) £58,595

Interested parties are advised to make their own enquiries with Westminster City Council, to verify these figures (Tel: 020 8315 2050).

Legal Costs: Each party to bear their own legal and surveyors costs incurred in this transaction.

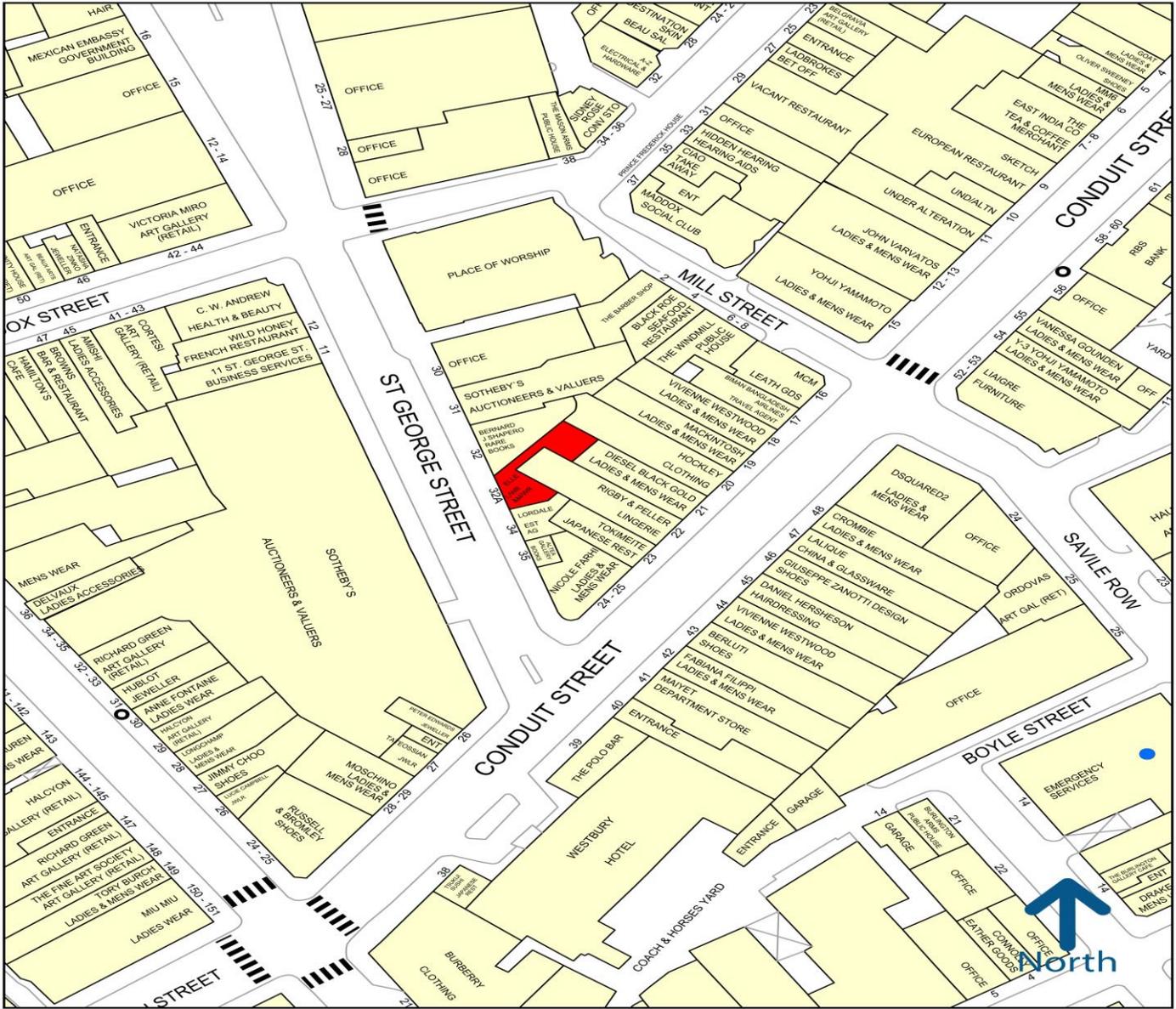
Possession: Upon completion of legal formalities.

Viewing: Strictly by prior appointment through the sole agents:

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London West End



Experian Goad Plan Created: 14/09/2017
Created By: Ian Scott International



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