



**RIB**  
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Property Consultants

# SIX QUEEN STREET MAYFAIR W1



**Freehold For Sale With Full Vacant Possession**

# INVESTMENT SUMMARY

- Attractive Self-Contained Office Building
- 4,644 sq ft (431.4 sq m) approx.

## 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. 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 is respect.

## RATING

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

## APPROX. FLOOR AREAS

Floor	Sq. Ft	NIA	Sq m
4th	473		43.94
3rd	763		70.14
2nd	889		82.59
1st	855		79.43
Ground	774		71.91
L Ground	898		83.43
<b>Total</b>	<b>4,644</b>		<b>431.44</b>



## 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 year 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 agents **ROBERT IRVING BURNS & MELLERSH & HARDING**.



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