



MAYFAIR

EXCELLENT RETAIL BUILDING

SHOP LEASE FOR SALE

11 SHEPHERD MARKET LONDON W1

- Location:** This rare, self-contained building, is located in the heart of Shepherd Market, fronting a pedestrianized square. Nearby occupiers include **L'Eto Café, Simon Carter, Watches of Mayfair, Christina's Nail Spa, London Coin Galleries, Imitate Modern, Maddox Gallery, Hignell Gallery and William Hill**. The private clubs of **Loulou's, Italian Clubhouse and Little House**, as well as the **Curzon Cinema** are also nearby.
- Accommodation:** The property is fitted-out to a high-standard, as a retail 'Maison'. It consists of boutique style space on ground and first floors, with first floor 'wet room', second floor loft style office/kitchen and basement storage/sales. Approximate areas and dimensions are:
- | | | |
|-----------------------|-----------|-----------|
| Gross frontage | 11'6" | 3.5 m |
| Ground Floor Sales | 188 sq ft | 17.5 sq m |
| Basement | 235 sq ft | 21.8 sq m |
| 1 st Floor | 215 sq ft | 20 sq m |
| 2 nd Floor | 217 sq ft | 20.2 sq m |
| Total area | 855 sq ft | 79.4 sq m |
- Lease:** The property is held by way of a full repairing and insuring lease to expire 30th September 2020, with no further rent reviews. Alternatively, a new lease is available, details on application.
- Rent:** £65,000 per annum exclusive of rates, service charge and VAT.
- Premium:** Upon application.
- Rates:** Rates payable (2018/19) £17,400.
- 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:

NICK SCOTT

0207 297 6454

nickscott@ianscott.com

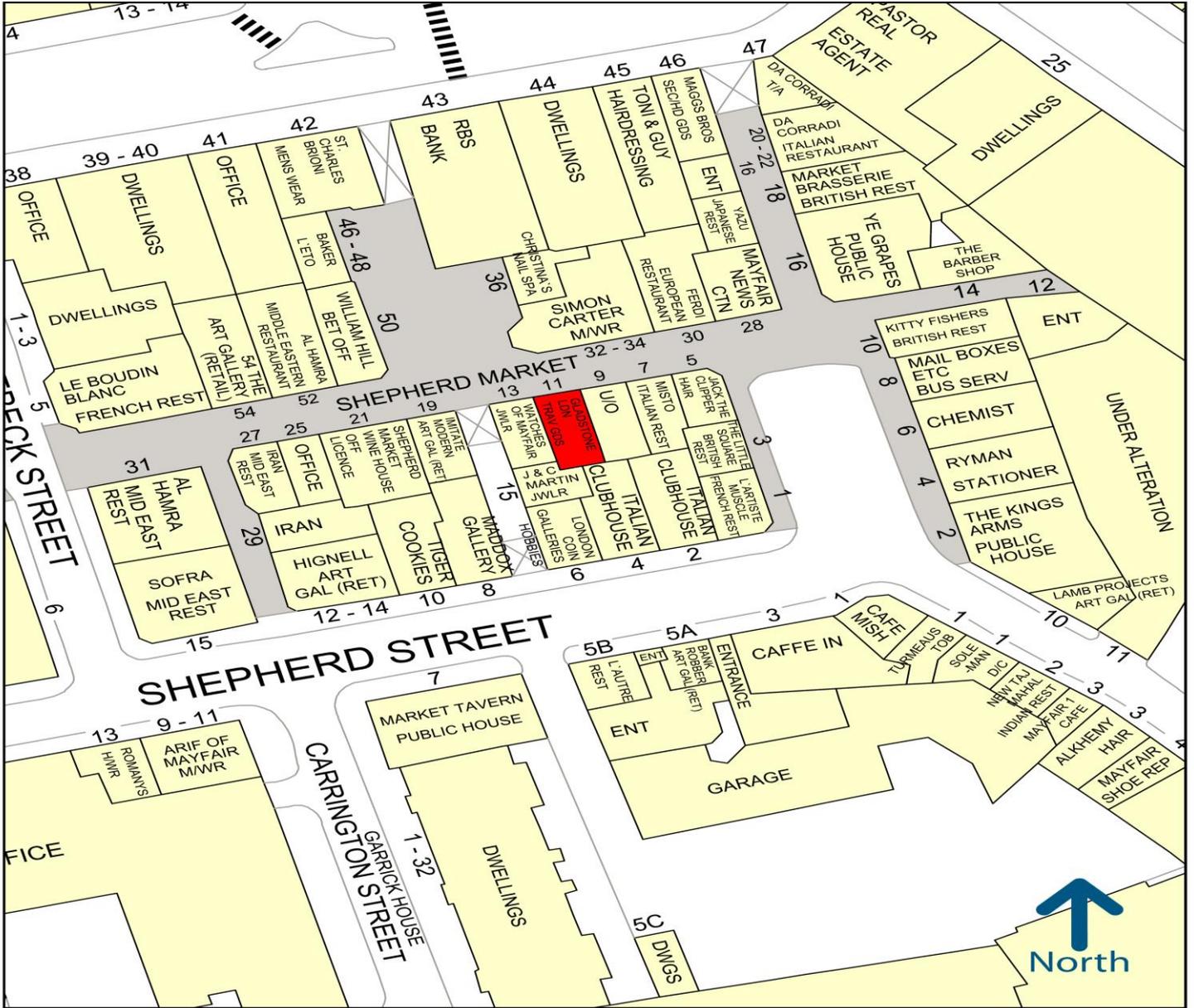
MIKE SHERIDAN

0207 297 6456

mikesheridan@ianscott.com



London West End



Experian Goad Plan Created: 07/08/2018
Created By: Ian Scott International



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

Ian Scott International, their clients and any joint agents give notice that: (i) These particulars do not form any offer or contract and must not be relied upon as statements or representation of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents or outgoing quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as requested.