

LONDON, W1 22 DAVIES STREET MAYFAIR GALLERY LEASE FOR SALE

Other B1/D2 use possible STP

LOCATION

The gallery is located in Davies Street with the entrance door opposite C London Restaurant and adjacent to **Anil Arjandas**. The area has become Mayfair's "art hub" with **Gagosian, Sadie Coles, Phillips, Almine Rech** all closeby. **Claridges** and the **Connaught** hotels are both a short walk away.

ACCOMMODATION

The gallery is accessed from its own doorway entrance connecting with a corridor leading to a gallery space with the following approximate floor area:-

Ground Floor Area 1,950sq ft 181.16 sq m

The gallery is fitted out to a very high standard.

LEASE

The space is held on an effectively full repairing and insuring outside the Act lease for a term of 15 years from 17th September 2014 with a mutual break at the 10th year exercisable upon 6 months prior notice.

The Current rent is £147,500pa subject to review on 17th September 2019.

TERMS

Premium offers invited.

RATES

Rates Payable 17/18 circa £53,892

SERVICE CHARGE

Annual service charge payable circa £21,500

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.



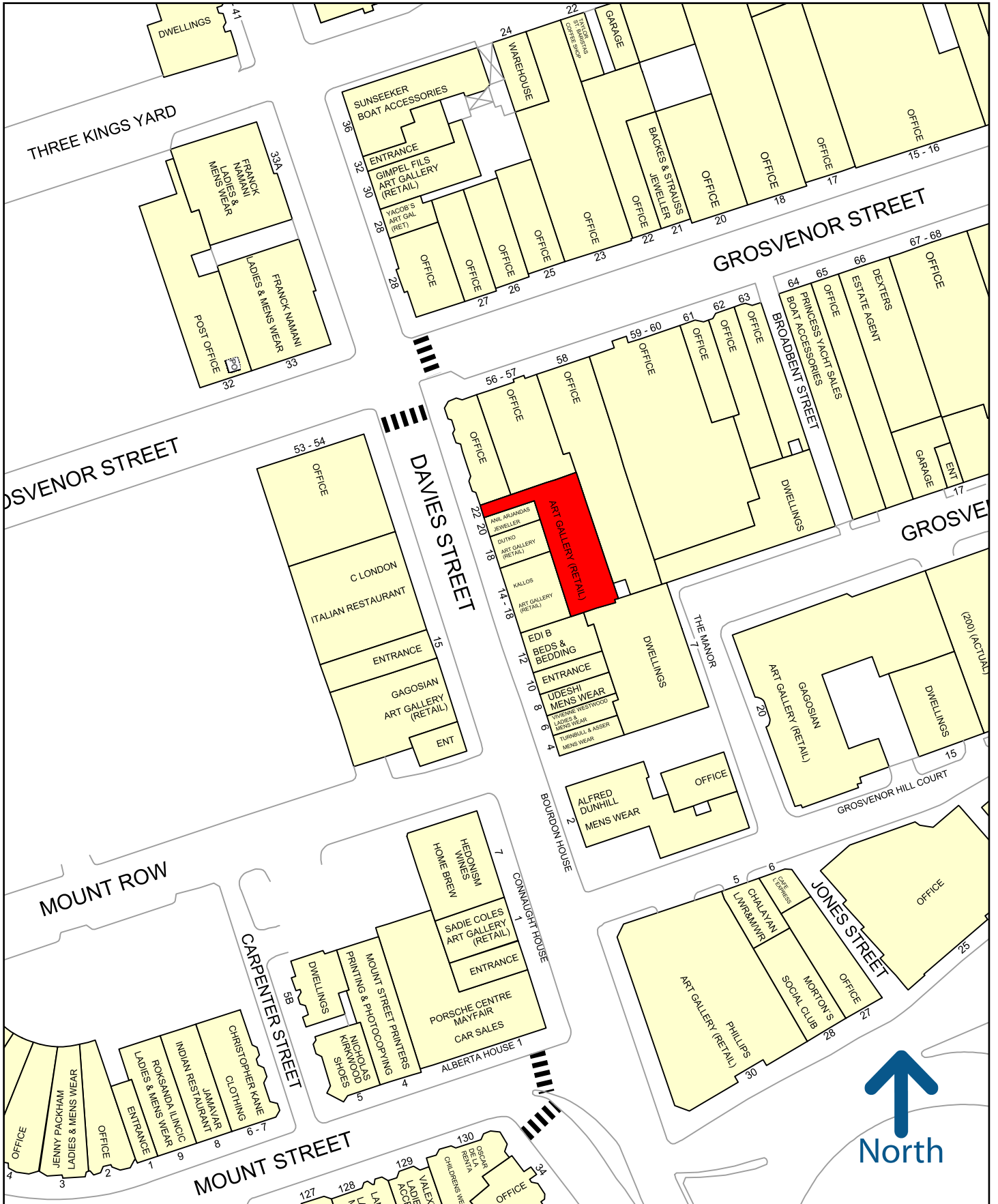
VIEWING

The staff are unaware so inspections are strictly by prior appointment only via:-

Guy Maude

Tel: 020 7478 4307

Email: guym@leslieperkins.co.uk



50 metres

Experian Goad Plan Created: 23/11/2017

Created By: Leslie Perkins

