

## LONDON, W1 43 DAVIES STREET

### LEASE FOR SALE

#### LOCATION

The shop is located in Davies Street opposite the side of **Claridges Hotel** close to the junction with **Brook Street**. Neighbouring businesses include **Vera Wang** and **Belmacz**. This location will be significantly enhanced by the opening of the Bond Street Crossrail Station nearby in 2018

#### ACCOMMODATION

The shop is arranged on ground and basement levels providing the following approximate floor areas:-

Ground Floor Area	392 sq ft	36.40 sq m
Basement sales	198 sq.ft	18.40 sq.m
Basement ancil	217 sq.ft	20.20 sq.m

#### LEASE

The shop is held on an effectively full repairing and insuring lease, inside the Act, for a term expiring on 30<sup>th</sup> January 2019.

**The Current rent is £77,500pa** without further review.

#### TERMS

Premium offers in excess of £150,000 invited.

#### RATES

We understand the property is currently assessed for rates as follows:-

Rateable Value 2010	£34,000
Rateable Value 2017	£83,000
Rates Payable 17/18 circa	£25,000*

\*with transitional relief

#### SERVICE CHARGE

A small annual service charge is payable.

#### 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**

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