



DEAN GAMBLES AND CO

LDN



Confidential

PROPERTY PARTICULARS

Highly Prominent Mayfair Location - Berkeley Street W1
Mayfair, London, W1J 8DZ

- **Private and Confidential – Staff Unaware.**
 - **Arranged over ground and basement.**
- **Just moments from Berkeley Square, Piccadilly and Green Park**
 - **Nearby occupiers include Lotus, Parkchinos and Novikov.**
 - **Rent: £260,000 PAX.**
 - **Consideration: Premium Offers Invited**
 - **NIA: 4,813 Sq Ft.**

The particulars are set out as a general outline only for the guidance of intending purchasers or lessee and do not constitute nor constitute part of an offer or contract. They are issued without responsibility on the part of the vendor, Dean Gambles and Company any of their respective employees or agents. All descriptions dimensions references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection independent advice or otherwise as to the correctness of each of them. No person in the employment of Dean Gambles and Company or their agents has any authority to make or give any representation or warranty whatever in relation to this property.

LOCATION

The premises are ideally located within proximity of Green Park Station. Nearby operators include Parkchinos, Novikov, The Mayfair Hotel, and Lotus, amongst others.

NET INTERNAL FLOOR AREA (Sq Ft)

Ground: 470
Basement: 4,343
TOTAL: 4,813 Sq Ft.

DESCRIPTION

16 Berkeley Street occupies a prime position in the heart of Mayfair, one of London's most prestigious and internationally recognised districts. The premises are arranged over ground and basement.

RATES

According to the Valuations Office Agency, the rateable value is £231,000.

CONSIDERATION

Premium Offers Invited

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be made available upon request to bona fide parties.

RENT

£260,000.

HOLDING DEPOSIT

A holding deposit will be required to secure the Property. The deposit will buy a period of exclusivity and will be held in the Dean Gambles & Co deposit account.

PREMISES LICENSE

N/A

VALUE ADDED TAX

All rents and prices quoted may be subject to Value Added Tax.

TENURE

The property is held by a Full Repairing and Insuring Lease for a term of 15 years from 16 May 2020. The lease is subject to 5 yearly rent reviews. It is understood that the lease is granted inside the Security of Tenure Provisions of the Landlord and Tenant Act 1954, part two as amended.

VIEWINGS AND FURTHER INFORMATION

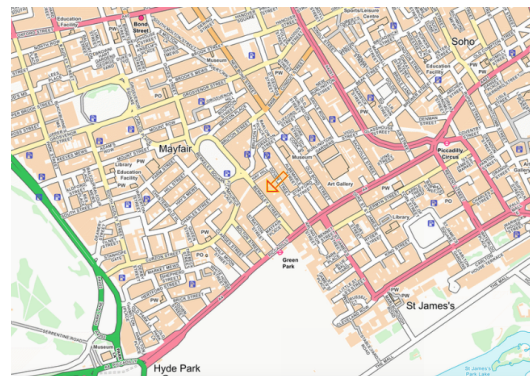
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