



**James ashley**  
**commercial**  
property consultants

5-7 Dover Street | Mayfair | London | W1S 4LD  
PRIME RETAIL / SHOWROOM TO LET

# 5-7 Dover Street | Mayfair | London | W1S 4LD | RETAIL / SHOWROOM TO LET

- ground & first floors
- 273.22 m<sup>2</sup> (2,941 ft<sup>2</sup>) approx.
- 'e' use class (former art gallery)
- alternative uses considered
- rent: £ on application + vat
- close to green park station

## DESCRIPTION

Mid terrace premises arranged over the ground and first floors, previously used as an art gallery. The ground floor has an open plan front sales area, serving counter, store room, WC and kitchenette.

The first floor accessed via an impressive internal spiral staircase, leading to an open plan additional sales area, storage room, two offices and further WC.

Benefiting from wooden flooring, high ceilings (3.1m), air conditioning, 'Erco' lighting, double glazing and wide frontage (6.58m). We understand the premises have 'E' Use Class, so can be used for alternative uses without the need for a change of use, to include; retail, office, leisure, medical or educational.

## LOCATION

Located in a prime position on Dover Street, close to Piccadilly (A4) in the heart of Mayfair in central London. Neighbouring occupiers include; The Ritz Hotel, The Grand Restaurant,

Clarendon Fine Art, Mahiki Cocktail Bar, Peter Harrington Bookshop, The Clarence Public House, Richard Saltoun Art Gallery, MNKY HSE restaurant, Galerie Max Hetzler, Acne Studios and Varana Designer Clothing.

Green Park Underground station (Jubilee, Piccadilly and Victoria lines) is within walking distance. There are also various buses located on Piccadilly close to the premises.

## ACCOMMODATION

Ground floor	135.36 m <sup>2</sup>	1,457 ft <sup>2</sup>	
First floor	137.86 m <sup>2</sup>	1,484 ft <sup>2</sup>	
<b>Total</b>	<b>273.22 m<sup>2</sup></b>	<b>2,941 ft<sup>2</sup></b>	<b>N.I.A.</b>

## TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

## VIEWING

By appointment only, contact the landlords sole agents: -

**Ashley Brudenell or James Stefanopoulos**

