



NO. 1 GROSVENOR SQUARE  
38 GROSVENOR STREET  
MAYFAIR, LONDON, W1K 4QA



## DESCRIPTION

Nestled in the heart of Mayfair, No. 1 Grosvenor Square, 38 Grosvenor Street is located directly opposite the new Rosewood Hotel (Home to Carbone, Serra, Tobi Masa, Jacqueline, GSQ & Eagle Bar). The restaurant occupies a striking two-storey period building. Its façade offers a stately presence: large picture windows, grand entrance, framed with muted but distinctive design touches that hint at both heritage and modern refinement.

**Nearby operators:** Cipriani, Carbone, Claridges, Mister Nice, Cafe Biltmore, Bacchanalia, Jamavar, 34 Mayfair, Roka, The Ivy Asia & Scott's

## LEASE

Assignment of the existing 20-year lease expiring in December 2046

## RENT

£390,000 per annum, rising to £430,000 per annum in December 2025.

There is a 2-4% cap and collar rent review in December 2026

## PREMIUM

Upon application

## ACCOMODATION

The premises are arranged over ground and lower ground, providing the following approximate floor areas:

**Ground:** 2,701 sq ft

**Lower Ground:** 1,829 sq ft

**Total:** 4,530 sq ft

## PLANNING & LICENCE

The property benefits from Class E (Restaurant) planning with the following alcohol licence:

**Sunday to Wednesday:** 08:00 - 00:30

**Thursday to Saturday:** 08:00 - 01:30

## RATES (2024 - 2025)

**Rateable Value:** £302,500

**Rates Payable:** £165,165 (before the 2025 business rates relief discount of 40%)

## VIEWINGS

For more information and viewings, please contact sole agent:

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