



LEASE AVAILABLE FOR ASSIGNMENT

37 Albemarle Street,

London W1S 4JF

LEASE FOR SALE

Property Highlights

- Storefront in the heart of Mayfair
- Prominent flagpole and fully glazed frontage
- Fully fitted in as a luxury retail boutique
- Incentive available subject to covenant

Location

Located on prime Albemarle Street opposite The Royal Arcade and Stafford Street linking to Old Bond Street which runs adjacent. Nearby occupiers include Buccellati, Paul Smith, Tiffany, Gymkhana and Browns Hotel.

Description

37 Albemarle Street offers a fully glazed shopfront and prominent flagpole opportunity in Mayfair – London's most desirable neighbourhood. The short remaining lease term at a reasonable rent is a rare opportunity for an occupier to test the market.

Rent Passing

£265,000 per annum.

Tenure

On offer is a 10-year lease expiring 5th February 2028 contracted outside L&T Act 1954. There is an outstanding upwards/downwards rent review from February 2023. Assignment is subject to landlord approval.

VAT

All figures are quoted exclusive of VAT, if applicable

Accommodation

Approximate net internal areas.

Ground Floor	897 sq ft	83.3 sq m
Basement	643 sq ft	59.7 sq m
Total:	1,540 sq ft	143.0 sq m

(Interested parties are advised to verify these areas on site by prior appointment)

Business Rates

Rateable Value (2026/27)	£158,000 per annum
Rates Payable (2026/27)	£73,140 per annum

(Interested parties should make their own enquiries with City of Westminster)

Service Charge

To be confirmed

Viewing **IS STRICTLY BY PRIOR APPOINTMENT** through sole agents Newmark

Subject to contract.

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NEWMARK

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EPC

Energy Rating C valid until 30th January 2028. Full Energy Performance Certificate can be found [here](#).

Location Map



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