

Property Particulars



19-20 Dover Street

London, W1S 4LU

Prime Restaurant to Lease

Description

19-20 Dover Street presents a period, attractive restaurant and bar, recently subjected to an extensive high-quality fit-out. Built in 1877 the property benefits a 52ft double front offering outstanding curb appeal, and is arranged over ground and basement floors, with further outside seating, situated in the heart of Mayfair, internationally renowned as one of the most affluent and exclusive addresses in the world.

Location

The restaurant is situated in a prominent position on the eastern side of Dover Street, in the heart of Mayfair deriving benefit from superb local amenities.

With the advantage of excellent transport links, being in close proximity to Green Park (a four minute walk), Piccadilly Circus, Bond Street and Oxford Circus stations.

Nearby operators include some of London's finest international hotels, world famous Michelin restaurants, bars, private members clubs, and luxury retail amenities to include by way of example: Brown's Hotel, Sexy Fish, Park Chinois, The Arts Club, The Dover, Bagatelle and Amazonico. A most affluent and exclusive address making it a desired location with the benefit of running parallel to Bond Street and Albemarle Street, and in close proximity to Berkeley Square and Green Park for green open space, and Oxford and Regent Streets for further retail opportunity.

Energy Performance Certificate

Available upon request.

Planning

Class E – Commercial, Business, and Service Use.

Rent

Upon application.

Licence

Mon – Weds 10:00 – 00:30 | Thurs – Sat 10:00 – 01:30 | Sun 12:00 – 00:00

VAT

All figures are quoted exclusive of VAT, where applicable.

Net Internal Areas

Approximate NIAs.

Ground Floor	1,988 sq ft	184.7 sq m
Basement	1,873 sq ft	174 sq m
Total:	3,861 sq ft	358.7 sq m

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

Tenure

New full repairing and insuring lease for a term to be agreed.

Business Rates

Rateable Value ('24/'25) £179,000

Rates Payable ('24/'25) £101,314

Interested parties should make their own enquiries with Westminster City Council.

Viewing is **STRICTLY BY PRIOR APPOINTMENT ONLY**
through joint agents **Moradoff Real Estate and Newmark**

Subject to Contract

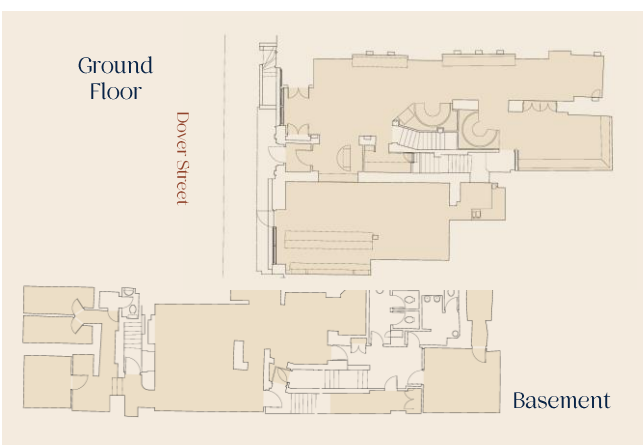
JONATHAN MORADOFF
Moradoff Real Estate

Mobile No.: (0) 7989 852298
Office Tel.: (0) 207 600 5400
Email: jm@moradoffrealestate.com

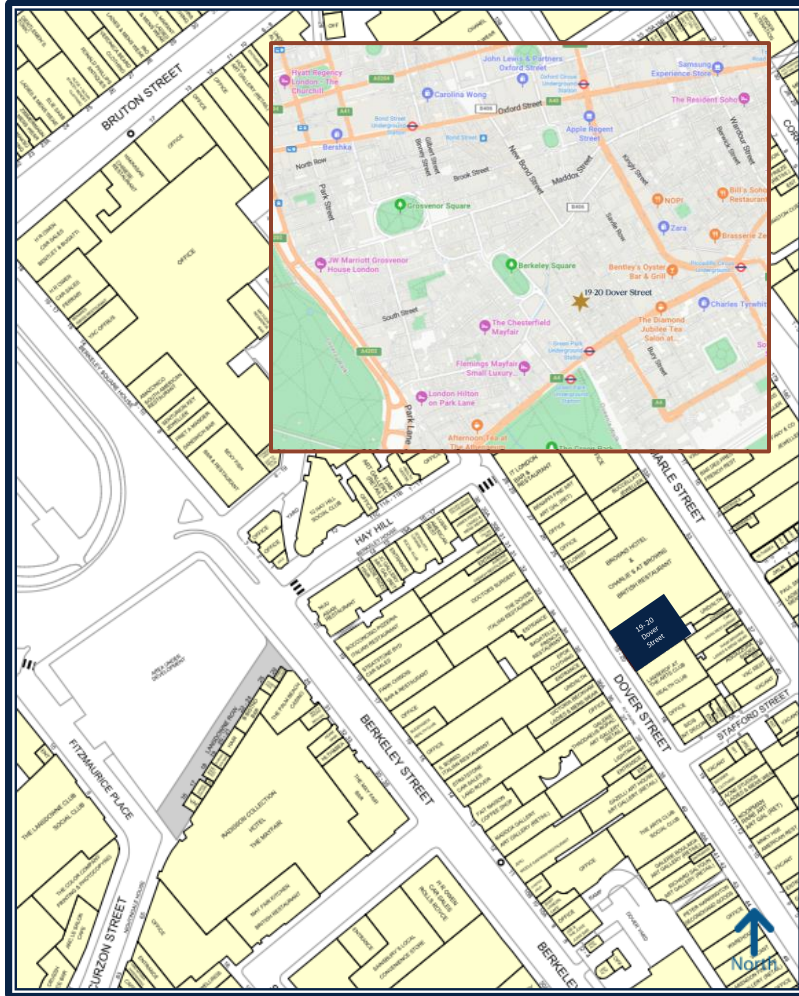
35 Berkeley Square,
Mayfair, London, W1J 5BF
United Kingdom
moradoffrealestate.com



Demise Photos and Floor Plan



Location Map



For further enquiries or to arrange an appointment to view please contact:

JONATHAN MORADOFF
Moradoff Real Estate

Mobile No.: (0) 7989 852298 / Email: jm@moradoffrealestate.com

or

SIMON CARSON / CALLUM DOCHERTY

Newmark

Mobile No.: (0) 7866 385930 or (0) 7884 568381

Email: simon.carson@nmrk.com or callum.docherty@nmrk.com

MORADOFF REAL ESTATE THEMSELVES AND FOR THE VENDORS OR LESSORS OF THE PROPERTY FOR WHOM THEY ACT GIVE NOTICE THAT:

1. These particulars are provided as a general guide to the property and, as such, are not intended to form any offer or contract between the parties, are not enforceable in whole or in part, under any rule of law or enactment. It is acknowledged and warranted that no reliance is placed on any representation set out herein.
2. Moradoff Real Estate cannot guarantee the accuracy of any description, dimension, reference to condition, necessary permission for use and occupation, or other detail. Prospective purchasers or tenants should not rely on them as statements of fact or representation, and must carry out their own due diligence, satisfy themselves as to their accuracy.
3. Qualified professional counsel should be sought on specific matters as required; consulting a professional in the field in which a response would constitute proper and applicable advice. No warranty or representation, express or implied, is made by Moradoff Real Estate, nor does Moradoff Real Estate accept any liability.
4. No person in the employment of Moradoff Real Estate has the authority to make or give any representation or warranty whatever in relation to this property. Moradoff Real Estate will not be held liable in negligence or otherwise for any loss arising from the use of these particulars.

