

LEWIS
CRAIG

RESTAURANT OPPORTUNITY

Mayfair, London W1

Between Regent Street and Piccadilly
Alongside Gaucho and Bentley's Oyster Bar & Grill



Mayfair Restaurant Opportunity
Between Regent Street and Piccadilly
7-9 Swallow Street, Mayfair, London W1B 4DE

Approx. 2,043 sq ft NIA (2,270 sq ft GIA)

Location

The premises are prominently situated midway along Swallow Street, connecting Regent Street with Piccadilly, opposite the junction with Vine Street. The street is home to a number of well-established hospitality operators, including Gaucho, Bentley's Oyster Bar & Grill and Hagen Espresso Bar.

Diagonally opposite, The Crown Estate's new 33-35 Piccadilly development is currently under construction (practical completion scheduled for 2027). The scheme will deliver approximately 3,000 sq ft of prime retail and hospitality space at ground floor, together with around 30,000 sq ft of office space above, further enhancing the area's already strong daytime and evening footfall.

Nearby

GAUCHO

BENTLEY'S
OYSTER BAR & GRILL



THE
DILLY
PICCADILLY



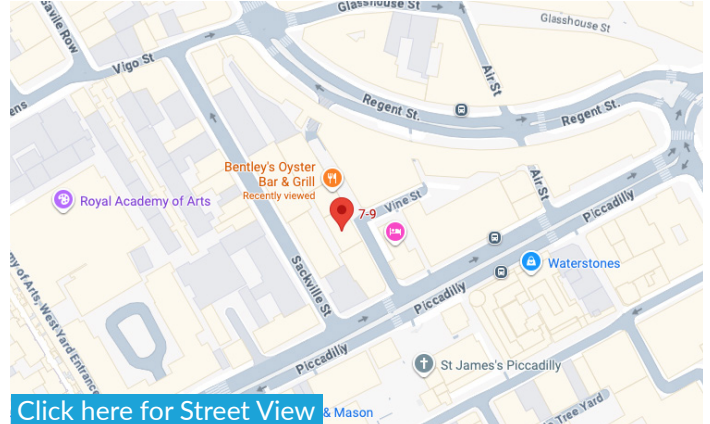
HOTEL CAFÉ ROYAL
LONDON



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[Click here for Street View](#)

Accommodation

Arranged over ground floor only, providing the following approximate NIA areas:

Ground Floor	2,043 sq ft
Total Area (NIA)	2,043 sq ft 189.87 sq m

Rates

We understand that the property is assessed as follows.

Rateable Value (2026/2027) £217,000

Rates Payable (2026/2027) £97,650

Interested parties are advised to make their own enquiries with the Local Authority to confirm their exact liabilities and any relief.

Lease

A new lease is available at a guide rent of £300,000 pax. Rent is exclusive of Business Rates and all other outgoings. **Subject to Vacant Possession.**

Legal costs

Each party to be responsible for payment of their own costs.

Premises Licence

The Premises Licence allows:

Sale by Retail of Alcohol:

Monday to Thursday: 10:00 to 23:30

Friday to Saturday: 10:00 to 00:00

Sunday: 12:00 to 22:30

EPC

An Energy Performance Certificate is available upon request.

Contact

For further information or to arrange a viewing, please contact joint-sole agents:

Theo Benedyk - tb@lewiscraig.co.uk
020 7009 0486

Hanover Green
020 3130 6410

Important: These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.

AI Notice: Please note - Images used in this brochure have been AI-enhanced.

The images below show the former Tenant's layout





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Experian Goad Plan Created: 06/08/2026
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AREA PLAN

7-9 SWALLOW STREET

LONDON, W1B

Ground Floor - PROPOSED

Net Internal Area

	NIA - Retail	180.5 sq m	1943 sq ft
	NIA - Store	9.3 sq m	100 sq ft

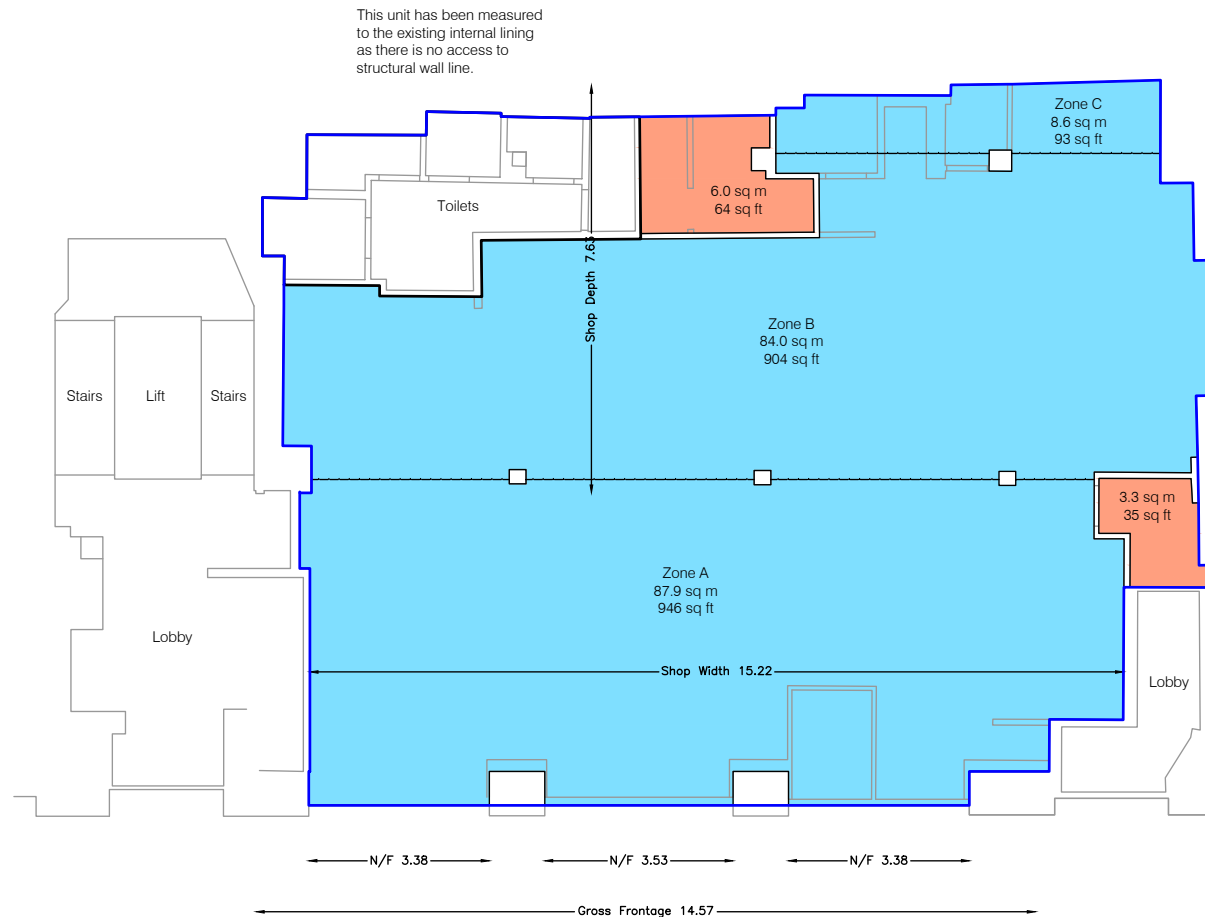
TOTAL NIA: 189.8 sq m 2043 sq ft

The following has been EXCLUDED from the TOTAL NIA:

shared Toilets 18.0 sq m 194 sq ft

Gross Internal Area

	GIA	210.9 sq m	2270 sq ft
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SWALLOW STREET

Notes:

(X.XX) - Floor to Ceiling Height (Metres)

A dashed line denotes assumed - inaccessible due to fit out.

This drawing indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

D. No. LF7123-AREA-G-Proposed

Issue A

June 2026

Scaled for presentation - 1:100 @ A3

Lane & Frankham



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