

LONDON, W1 43 DAVIES STREET

LEASE FOR SALE

LOCATION

The shop is located in Davies Street opposite the side of **Claridges Hotel** close to the junction with **Brook Street**. Neighbouring businesses include **Vera Wang** and **Belmacz**. This location will be significantly enhanced by the opening of the Bond Street Crossrail Station nearby in 2018

ACCOMMODATION

The shop is arranged on ground and basement levels providing the following approximate floor areas:-

Ground Floor Area	392 sq ft	36.40 sq m
Basement sales	198 sq.ft	18.40 sq.m
Basement ancil	217 sq.ft	20.20 sq.m

LEASE

The shop is held on an effectively full repairing and insuring lease, inside the Act, for a term expiring on 30th January 2019.

The Current rent is £77,500pa without further review.

TERMS

Premium offers in excess of £150,000 invited.

RATES

We understand the property is currently assessed for rates as follows:-

Rateable Value 2010	£34,000
Rateable Value 2017	£83,000
Rates Payable 17/18 circa	£25,000*

*with transitional relief

SERVICE CHARGE

A small annual service charge is payable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.



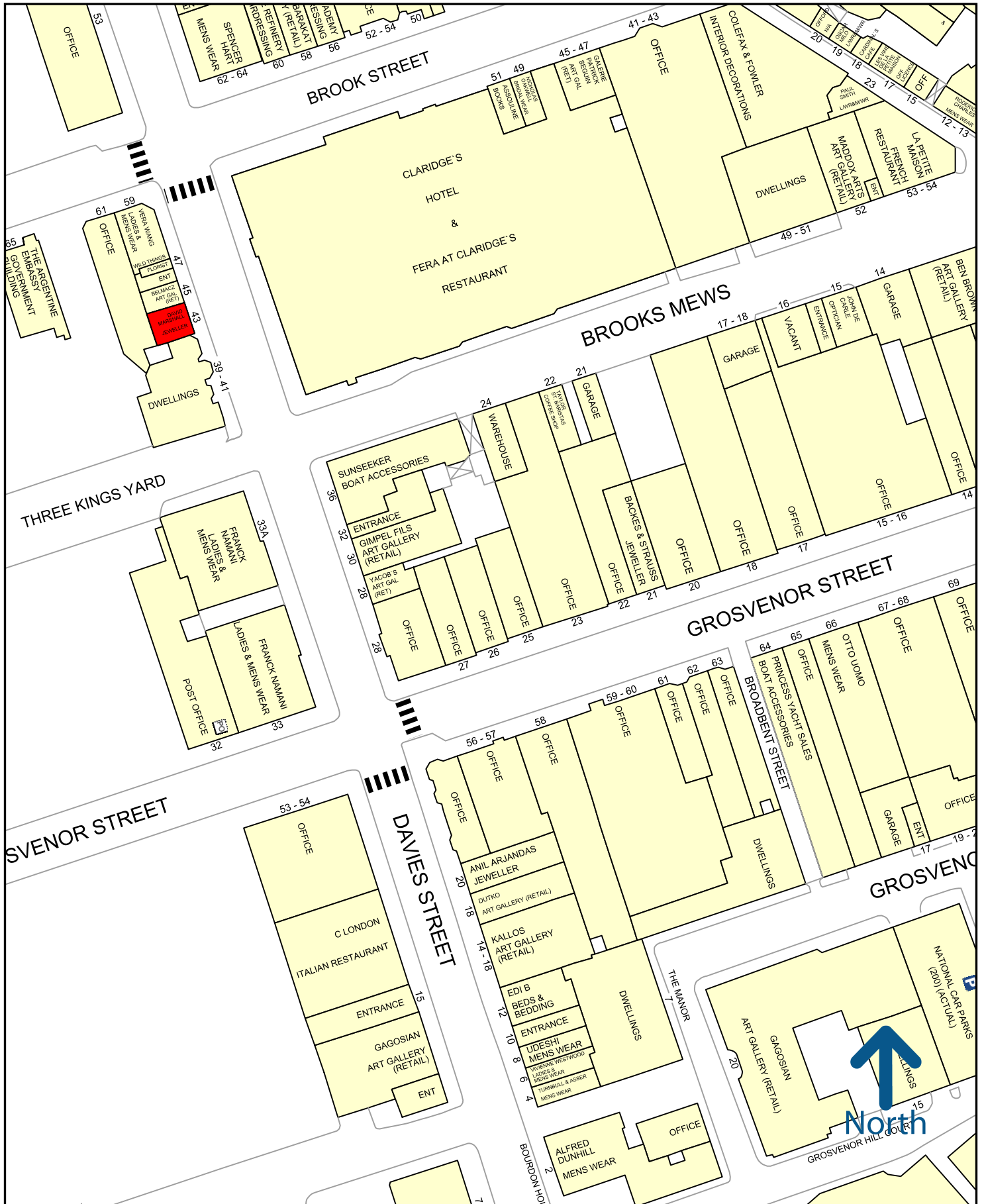
VIEWING

The staff are unaware so inspections are strictly by prior appointment only via:-

Guy Maude

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50 metres

Experian Goad Plan Created: 15/09/2016
Created By: Leslie Perkins