

UNIT TO LET (WITH POTENTIAL FOR EXTRACT)

35 Dover Street, London, W1S 4NQ

LOCATION

The property occupies a central position within the wider Dover Street retail pitch. It is located adjacent to **Bagatelle London** and other nearby retailers include: **James Perse, Acne Studios, Victoria Beckham & Golden Goose**. Other notable restaurant and club operators in the immediate vicinity include: **The Dover Street Arts Club, Park Chinois and The Dover**.

ACCOMMODATION

The property is arranged over ground and basement floors, and provides the following approximate net internal floor areas:

Ground	758 SQFT.	70.42 SQM
Basement	1,031 SQFT.	95.78 SQM
Total	1,789 SQFT.	166.20 SQM

RATES

We have been advised by the local Authority that the premises are assessed for rating purposes as follows:

Ratable Value £144,000 (from 1 April 2024)

UBR 54.6 p

Rates Payable £79,920*

*Please note that this rates payable figure does **not** account for the 40% government discount 'business rates relief' to the rates payable. Interested parties to contact the Local Authority for further information.

RENT

Upon application.

TERM

Subject to vacant possession, the property is available by way of a new lease for a term to be agreed, to be held outside the provision of the Landlord and Tenant Act.

SERVICE CHARGE & INSURANCE

Service Charge: £13,450 per annum / c. £7 psf.

Insurance: £2,495 per annum / c. £1.37 psf.

COSTS

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

HANDOVER CONDITION

The unit is to be handed over in its existing condition, free of the existing tenant's fixtures and fittings.

VIEWINGS

Viewings strictly through Bruce Gillingham Pollard. Please contact:

Jamie Orme:

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