

PRIME RETAIL UNIT – LEASE ASSIGNMENT

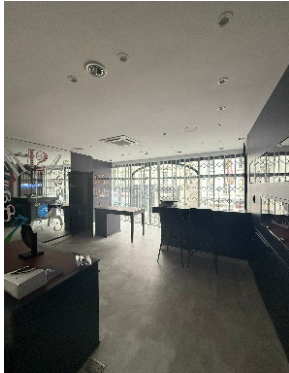
ON THE INSTRUCTIONS OF THE JOINT ADMINSTRATORS

22 Brook Street, Mayfair, London W1 5DF

DESCRIPTION

A self-contained building in the heart of Mayfair, arranged over six floors. The space is fully fitted and provides trading retail floors in addition to a VIP lounge, staff amenity space, offices and a private roof terrace.

The property features high security specifications throughout, including secure retail display cases and enhanced security glazing of the retail frontage, making it an ideal flagship location for a luxury retail brand.



ACCOMMODATION

The property provides the following approximate floor areas:

Description	Area (sq m)	Area (sq ft)
Ground Floor	32.6 sq m	351 sq ft
First Floor	30.9 sq m	333 sq ft
Basement	50.7 sq m	546 sq ft
2 <sup>nd</sup> Floor	35.3 sq m	380 sq ft
3 <sup>rd</sup> Floor	31.6 sq m	340 sq ft
4 <sup>th</sup> Floor	35.4 sq m	381 sq ft
Total	216.5 sq m	2,331 sq ft

(Areas taken from the VOA)

LOCATION

The property is prominently positioned at the eastern end of Brook Street, between the junctions of New Bond Street and South Molton Street.

Nearby occupiers include John Smedley, N Peal, Browns, ME & EM Joseph, Claridge’s Hotel and the Mandarin Oriental Mayfair.

LEASE TERMS

Lease start date - 30/01/2019

Lease expiry - 29/01/2034

The lease is contracted within the Landlord and Tenant Act 1954.

TIMING

Available immediately.

PREMIUM

Premium offers are invited for an assignment of the lease.

PASSING RENT

£350,000 per annum exclusive.

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## RATES

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

Rateable Value                      £197,000  
Rates Payable (2025/26)            £109,335 pa

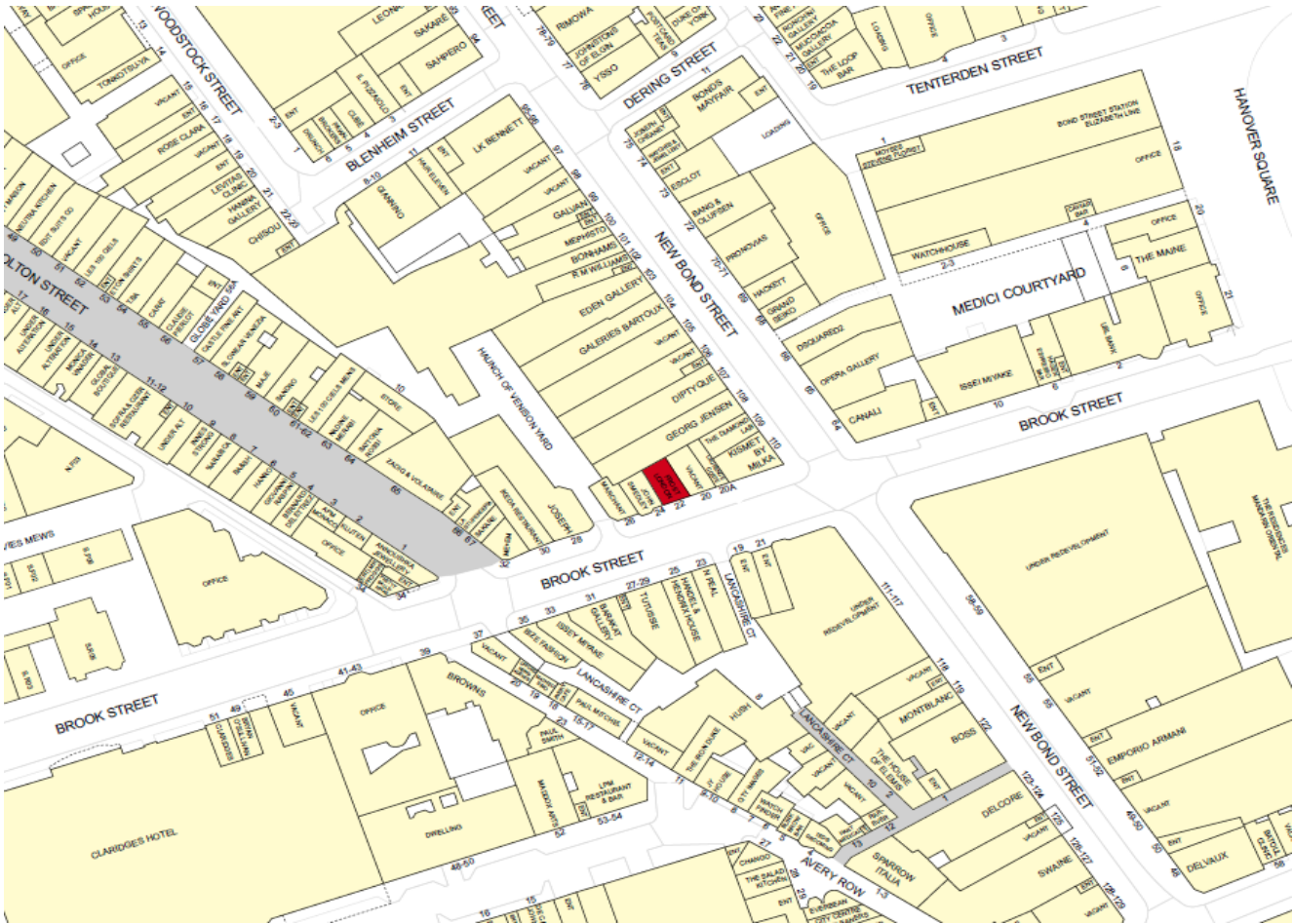
Interested parties are advised to confirm any rating liability directly with the Westminster Council.

## COSTS

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

## EPC

An EPC certificate is available on request.



For more information or to arrange a viewing, please contact:

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