

PRIME RETAIL OPPORTUNITY

52-53 South Audley Street, Mayfair, W1K 2QG

JOHN D WOOD



LOCATION

The property is located on the western side of South Audley Street close to its junction with Mount Street, just south of Grosvenor Square and a 5 minutes walk away from Oxford Street. The surrounding streets offer superb local amenities with members clubs, restaurants, coffee shops, bars and gyms.

South Audley Street runs north to south from Grosvenor Square to Curzon Street and is one of Mayfair's most sought after addresses. Bond Street Station is easily accessible and provides access to the Jubilee, Central and Elizabeth lines.

Local Stations

Bond Street Station - 5 minute walk (Central, Jubilee, Elizabeth lines)

Green Park Station - 10 minute walk (Victoria, Piccadilly, Jubilee lines)

DESCRIPTION

Class E retail premises, situated over 542 sq ft (50 sq m) all on ground floor. The premises benefits from a glazed frontage with good natural light, and is within an established location.

TERMS

The property is available for £125,000 pa, subject to a new lease, contracted outside the 1954 act.

RATES

We understand that the property is assessed as follows.

Rateable Value: £69,000

Payable 2023/present: circa £35,325

Interested parties are advised to make their own enquiries with the Local Authority.

VAT - payable

EPC

Available on request.

LEGAL COSTS

Each party to be responsible for their own costs

VIEWINGS

For further information, or to arrange an inspection of the property, please contact one of the John D Wood team on 020 7629 9050, or alternatively on the details below:

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JOHN D WOOD

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