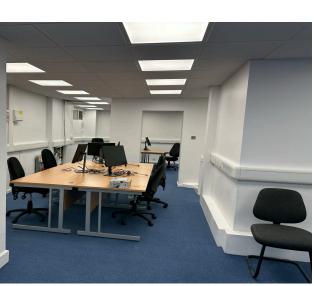
PRIME COMMERCIAL PREMISES 34 Curzon Street, London W1J 7TR







LOCATION

The property is situated on the south side of Curzon Street midway between Berkeley Square and Park Lane close to the junctions with South Audley Street and Derby Street.

The area benefits from a wide selection of prestigious hotels and restaurants including the Dorchester, the Connaught and the Hilton.

Green Park (Piccadilly, Victoria and Jubilee Lines) and Hyde Park (Piccadilly) Underground stations are nearby.

Local Stations

Green Park Station - 7 minute walk (Victoria, Piccadilly, Jubilee lines)

DESCRIPTION

A class E retail premises, situated over ground and lower ground floor, with a total floor area of 1,175 sq ft (109 sq m). Previously used as an office, but suitable for a range of uses within Class E.

TERMS

A new FR&I lease for a term to be agreed, with as asking rent of £70,000 pa, contracted outside the 1954 act.

RATES

We understand that the property is assessed as follows.

Rateable Value: £53,000 Payable 2023/present: circa £27,135

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

VAT - payable

LEGAL COSTS

Each party to be responsible for their own costs

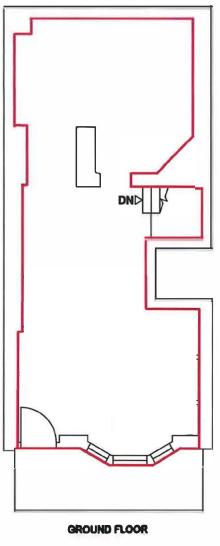
VIEWINGS

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:

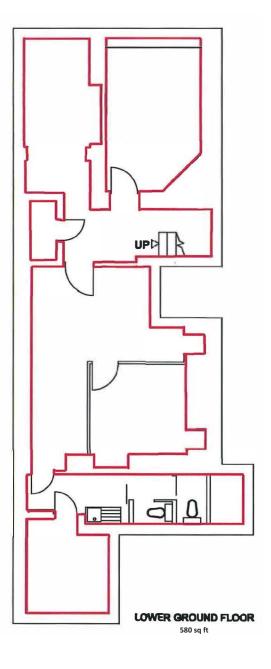
George Cracknell 07384 897647 georgecracknell@johndwood.com







595 sq ft



Misrepresentation Act 1967: Conditions under which particulars are issued: Castleplus Ltd trading as John D Wood for themselves and for the vendor of this property, whose agents they are give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to this property is to be relied on as a statement or representation of fact. 3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor does not make or give, and neither Castleplus Ltd trading as John D Wood nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Property. Misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. May 2024