

# PRIME COMMERCIAL PREMISES

## 34 Curzon Street, London W1J 7TR

JOHN D WOOD



### 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

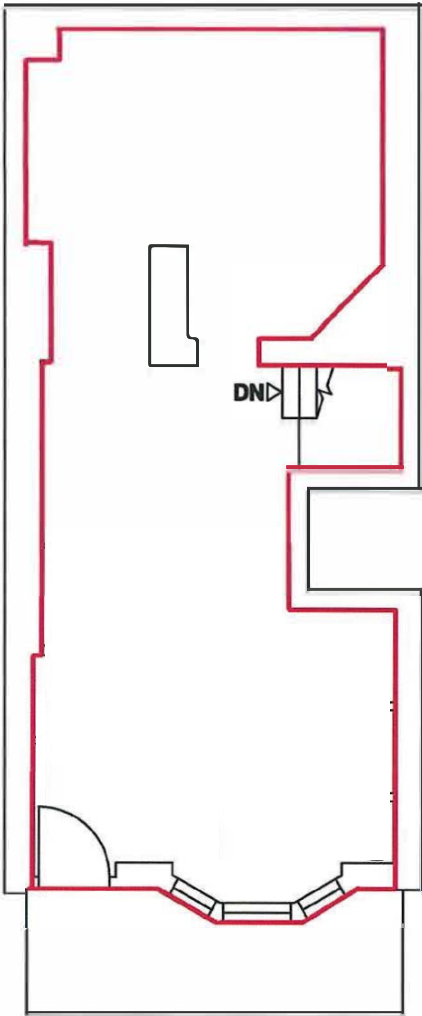
Each party to be responsible for their own costs

### 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:

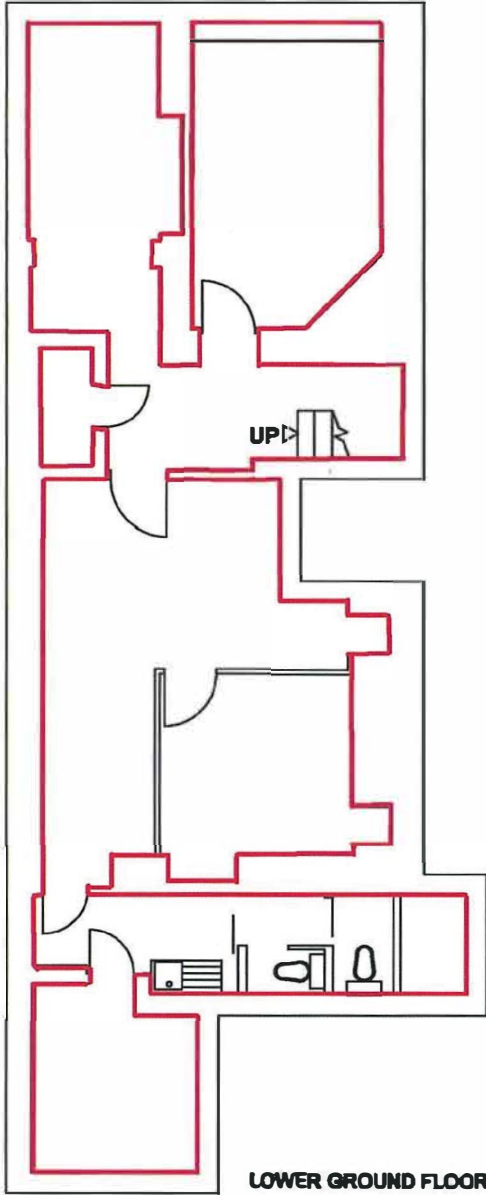
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**GROUND FLOOR**

595 sq ft



**LOWER GROUND FLOOR**

580 sq ft