

metru's

UNIT 2, 11 GROSVENOR STREET

MAYFAIR, W1

GROUND FLOOR UNIT TO LET IN MAYFAIR



LOCATION

The property is located in the heart of Mayfair close to the junction with New Bond Street. It is situated close to Anine Bing and ATIS and other nearby retailers include: The Salad Kitchen, La Petite Maison, and Soho House

ACCOMMODATION

The property is arranged over Ground Floor, and provides the following approximate net internal floor areas:

Ground Floor	2,773	257.6
	SQ FT	SQ M

- All sizes NIA (Net Internal Area)
- Interested parties should verify the rates payable with the relevant Local Authority

TERMS

The property is available by way of a new lease for a term to be agreed, subject to vacant possession.

RENT

Offers are invited in excess of £195,000 pax or a % of turnover.

RATES

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

Rateable Value £99,500
UBR (2023/2024) 45p
Rates Payable £44,775

Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

SERVICE CHARGE

Approximately £10,520 per annum

EPC

EPC available upon request

LEGAL COSTS

Each party to bear their own legal and other costs.



**FOR FURTHER
INFORMATION OR
VIEWINGS:**



**BRUCE
GILLINGHAM
POLLARD**

David Burlinson
07557 154 285
db@metrus.co.uk

Colin Becker
07714 242 888
cb@metrus.co.uk

Jermain Parkinson
07856 912 287
jp@metrus.co.uk

Andreas Polycarpou
07525 593 343
ap@metrus.co.uk

Charlotte Roberts
07738448338
charlotte@brucegillinghampollard.com

Lizzie Knights
07511902073
lizzie@brucegillinghampollard.com

Carly Cunliffe
07930552978
carly@brucegillinghampollard.com

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