

London – Mayfair

16 North Audley Street

Class E Opportunity – Subject to Vacant Possession



Location

North Audley Street links Oxford Street, at the Selfridges junction, to Grosvenor Square. Located immediately adjacent to **Joe & The Juice**, other occupiers on the street include **McQueens Flowers**, **Saltie Girl**, **ROKA**, **Duck & Dry**, **Ivy Asia**, **NAC** and **BiBi**.

20 Grosvenor Square Four Seasons Residences bookend the street, with the Beaumont Hotel and Marriot Grosvenor being in immediate proximity. The Chancery Rosewood luxury hotel will open at 30 Grosvenor Square in 2025.

Demise

The unit is arranged over ground and basement floors, comprising the following approximate net internal floor areas:

Ground Floor	1,440 sq ft	134 sq m
Basement	1,065 sq ft	99 sq m
Total	2,505 sq ft	233 sq m

Tenure

Subject to vacant possession – effective full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews, contracted outside of the Landlord & Tenant Act 1954.

Rent

On application.

Rates

Rateable Value	£192,000
Rates Payable	£102,144

Interested parties are advised to make their own enquiries to Westminster City Council on 020 7641 7000.

EPC

Available upon request.

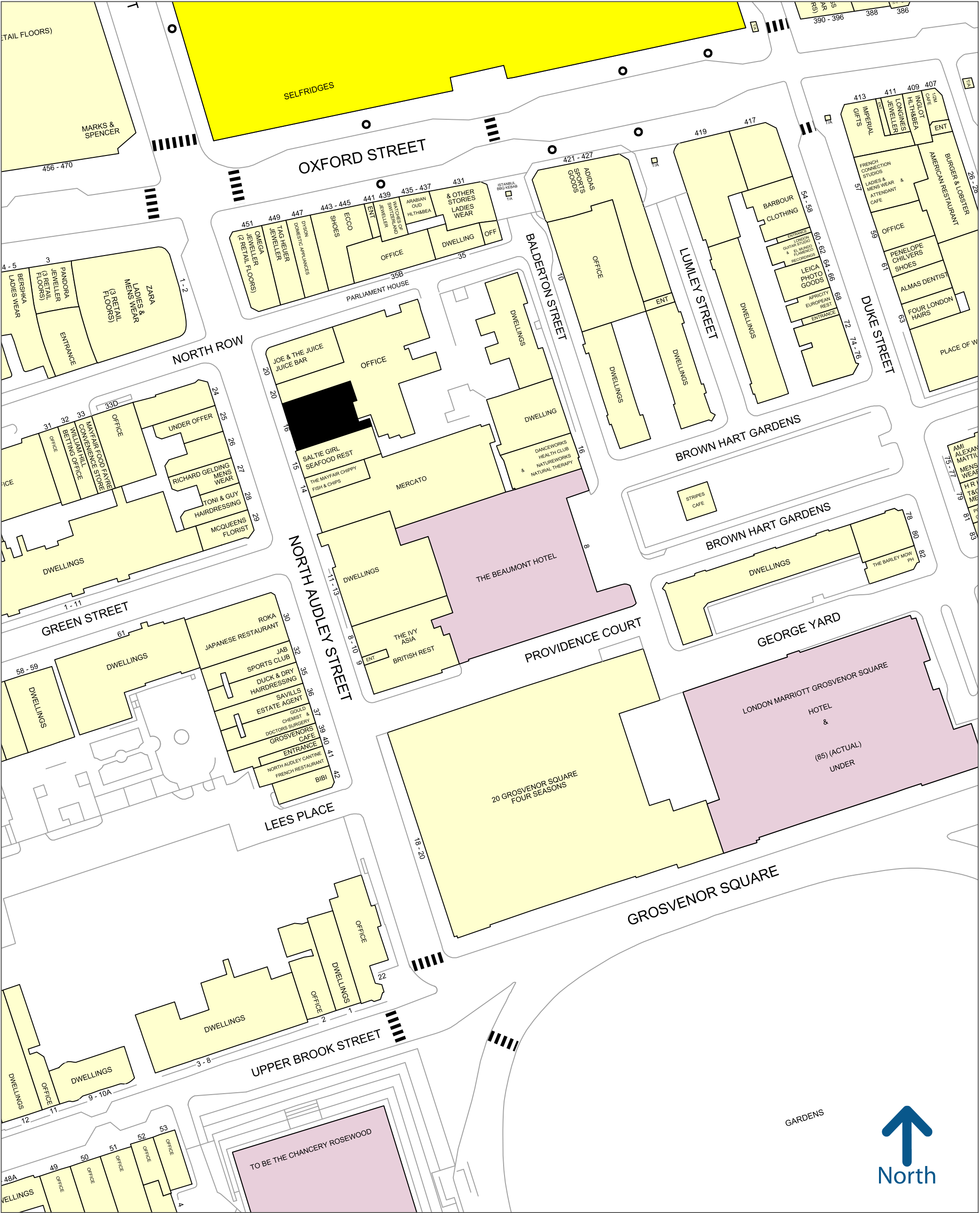
For further information please contact:

forge

020 7190 9801
forge-cp.com

Liam Jones
020 7190 9804
07990 335 016
liam@forge-cp.com

Adam Robinson
020 7190 9803
07980 576 245
adam@forge-cp.com



50 metres

Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

Experian Goad Plan Created: 30/11/2023
Created By: Forge



Misrepresentation Act - Forge act for themselves and for the vendors and lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Forge has any authority to make or give any representation or warranty in relation to this property.

Anti-Money Laundering: In line with new Anti-Money Laundering legislation, Forge are obliged to verify the identity of all prospective tenant or purchaser upon agreement of a letting or sale. We will require an AML form to be completed by the proposed tenant or purchaser upon agreement of Heads of Terms.