

London, Mayfair, W1

4-6 Deanery Street

Class E Opportunity



Location

The subject property is situated within Mayfair, directly behind **The Dorchester Hotel** and in close proximity to **Park Lane, Hyde Park** and several national embassies.

The immediate area provides a mix of high end hospitality operators such as **The Four Seasons Hotel, The Hilton** and **45 Park Lane**, along with **EL&N Café**. The recently opened **Hauser & Wirth Gallery** is in close proximity on South Audley Street, along with a mix of reputable operators on Mount Street and Curzon Street.

Demise

The property is arranged over ground floor only and provides the following approximate net internal floor area:

Ground Floor	1,795 sq ft	167 sq m
Total	1,795 sq ft	167 sq m

Tenure

A new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews, to be contracted outside of the Landlord & Tenant Act 1954.

Rent

Upon application.

Rates

Rateable Value	£100,000
Rates Payable	£43,000

Interested parties are advised to make their own enquiries to Westminster Council on 020 7641 6000.

Service Charge

Available upon request.

EPC

To be reassessed.

For further information or to arrange a viewing please contact:

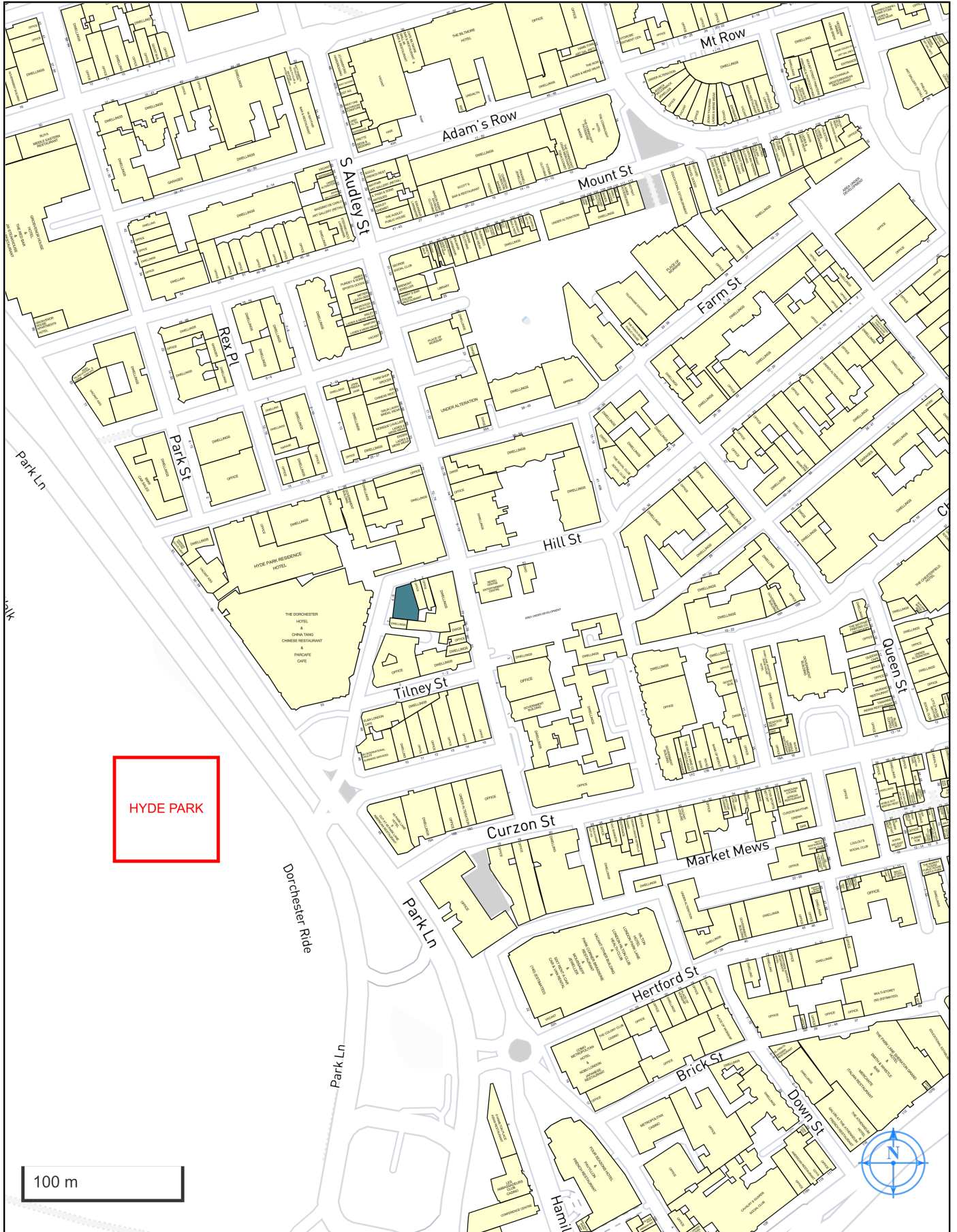
forge

020 7190 9801
forge.co.uk

Amy Kenningham
07393 764 822
amy@forge-cp.com

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

Ian Webster
07901 516 723
ian@forge-cp.com



HYDE PARK

100 m