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 **Hauser & Wirth Gallery** plan to open their flagship space in 2027 which 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:

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020 7190 9801
forge.co.uk

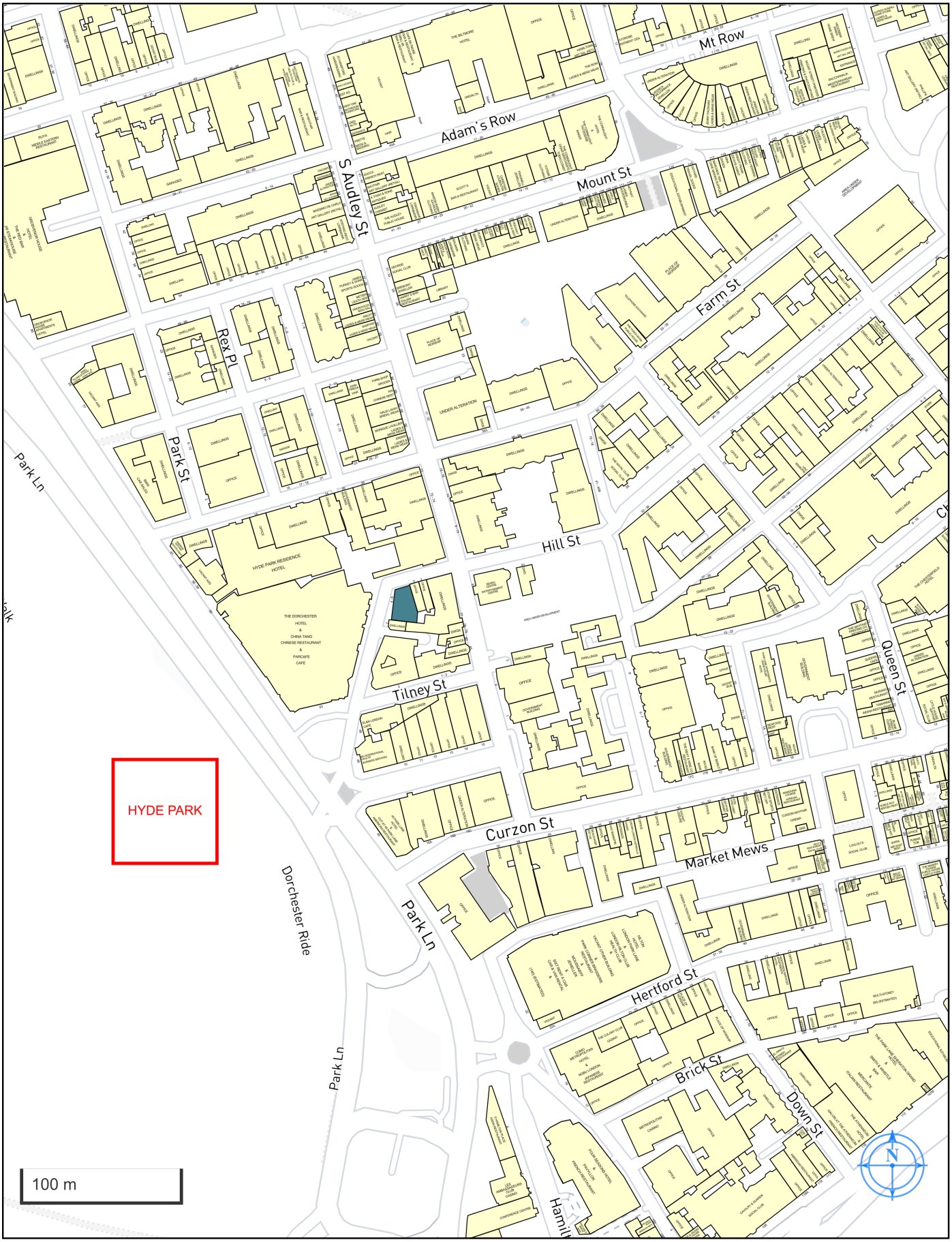
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London West End (Organisation)

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Ordnance Survey

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