



London W1 14a-15 HANOVER SQUARE

MAYFAIR

Location

The property occupies a prominent position fronting onto Hanover Square and dual frontage onto Harewood Place. The property is strategically located directly opposite the new Hanover Square Crossrail entrance, which will be operational in early 2022.

Nearby occupiers include **Pret a Manger, Starbucks and McDonalds.**

Accommodation

The unit is arranged over ground and lower ground floors with the following approximate net internal areas:

Ground Floor	3,080 sq ft	286.1 sq m
Lower Ground	805 sq ft	74.8 sq m
Total	3,885 sq ft	360.9 sq m

Passing Rent

£325,000 pax.

Tenure

The property is available by way of an assignment of an existing lease expiring on 23rd June 2022.

The lease is contracted **outside** the Security of Tenure and Compensation provisions of the Landlord and Tenant Act 1954 as amended.

Business Rates

Full Rates Payable (21/22) – £88,312 per annum.

Prospective tenants are advised to confirm any potential Covid relief from the full rating liability directly with the Local Authority.

Use

All uses within 'Class E' will be considered, subject to Landlord's consent.

Viewing

All enquiries and viewings are to be made strictly through sole agents Colliers International.

Legal Costs

Each party is to be responsible for their own professional & legal costs incurred in the transaction.

EPC

Available upon request.

Ready to talk?

Please Call/ Email/
WhatsApp

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