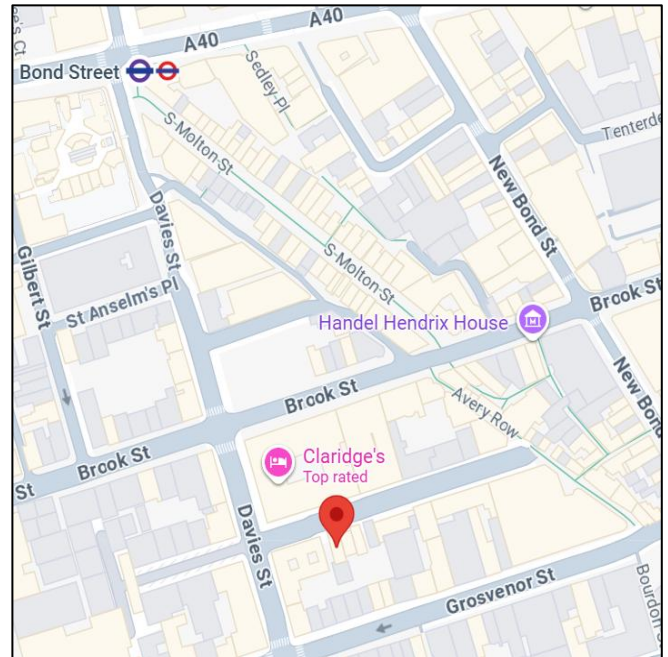




**DAVIS
COFFER
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**RARE MAYFAIR MEWS F&B / E CLASS OPPORTUNITY
1,052 SQ FT AVAILABLE TO LET ON A NEW LEASE
24 BROOKS MEWS, MAYFAIR W1**



24 Brooks Mews, Mayfair, London W1K 4EA

Location

The thoroughfare of Brooks Mews runs between Davies Street and Avery Row, close to Bond Street underground and Crossrail stations. Major refurbishment and extension works undertaken by Claridge's along Brooks Mews are now coming to fruition; last year saw the launch of their Arts Space Café, which will soon be joined by Claridge's new bakery, under the stewardship of internationally acclaimed chef and baker Richard Hart. Also new to Brooks Mews are Three Sisters at number 22 and Kayu at number 19. The substantial and growing office population in the area will be bolstered in 2027 by two new HQ offices totalling 150,000 sq ft being delivered as part of the nearby South Molton project.

For a better understanding of the location please review [Google Street View](#).

Description

24 Brooks Mews is located near the junction with Davies Street (leading to Bond Street underground and crossrail), and opposite Claridge's Art Space Café. Currently trading as Brooks Mews Wine House, it comprises the following approximate net internal areas:

Ground Floor	39.76 sq m	482 sq ft
First Floor	52.951 sq m	570 sq ft
Total	97.73 sq m	1,052 sq ft

Term

Subject to vacant possession, the unit is available on a new lease contracted outside the Landlord & Tenant Act.

Rent and Service Charge

Rent upon application. A service charge is payable, further details on request.

Planning

The premises benefit from E Class Use.

Business Rates

The current rateable value of the premises is £52,000. Interested parties should make their own enquiries with the Local Authority.

Licensing

A premises licence is currently in place which permits the sale of alcohol is as follows:

Monday to Saturday	10:00 to 23:30
Sunday	12:00 to 22:30

The licence stipulates that there be a minimum of 25 covers on the premises at all times, that the supply of alcohol is by waiter / waitress service and that food and non-intoxicating beverages must be available. The unit has a 100amp power supply with a maximum loading of 50 KVA, influencing the nature of the food that can be prepared / served.

Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment through Davis Coffey Lyons: [dcl.co.uk](#)

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