



The Undercroft, 30a St George's Church, Mayfair W1S 2FH

Location

Situated on St Georges Street just south of Hanover Square in the North Eastern corner of Mayfair. It is close to Oxford Street, Regent Street, New Bond Street and the Cross Rail Station at Hanover Square. The position provides an exceptional catchment of office workers, shoppers and residents. Nearby occupiers include The Maine, Humo, Fenwick's, Sketch, Liberty's and many world-renowned hotels including the Mandarin Oriental and Claridges.

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

Description

Accessed via a private alfresco terrace the dedicated ground floor entrance leads to an architecturally impressive, vaulted basement of impressive proportions. There is one large open plan dining room for c.100 covers with a fitted bar. There is some natural light and a number of period features. The premises are fitted to a very high standard. The kitchen is fully fitted with induction appliances and provides an open pass; there are customer and staff toilets and storage.

The premises comprise the following Gross Internal Areas:

Lower Ground	305 sq m	3,284 sq ft
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Lease

The premises are available by way of a new license to occupy for terms to be agreed.

Rent

Offers in the region of £185,000 pax or a percentage of turnover whichever is higher.

Rates and Service Charge

The rates and service charge contribution will be incorporated as part of the turnover rent.

Planning

The premises benefit from E Class Planning permission.

Licensing

The premises benefit from a licence permitting the sale of alcohol at the following times:

Monday – Thursday	10:00 – 23:30
Friday and Saturday	10:00 – 00:30
Sunday	12:00 – 22:00

Further Details

An EPC has been commissioned and certificate available 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 with joint sole agent Davis Coffery Lyons: [dcl.co.uk](#)

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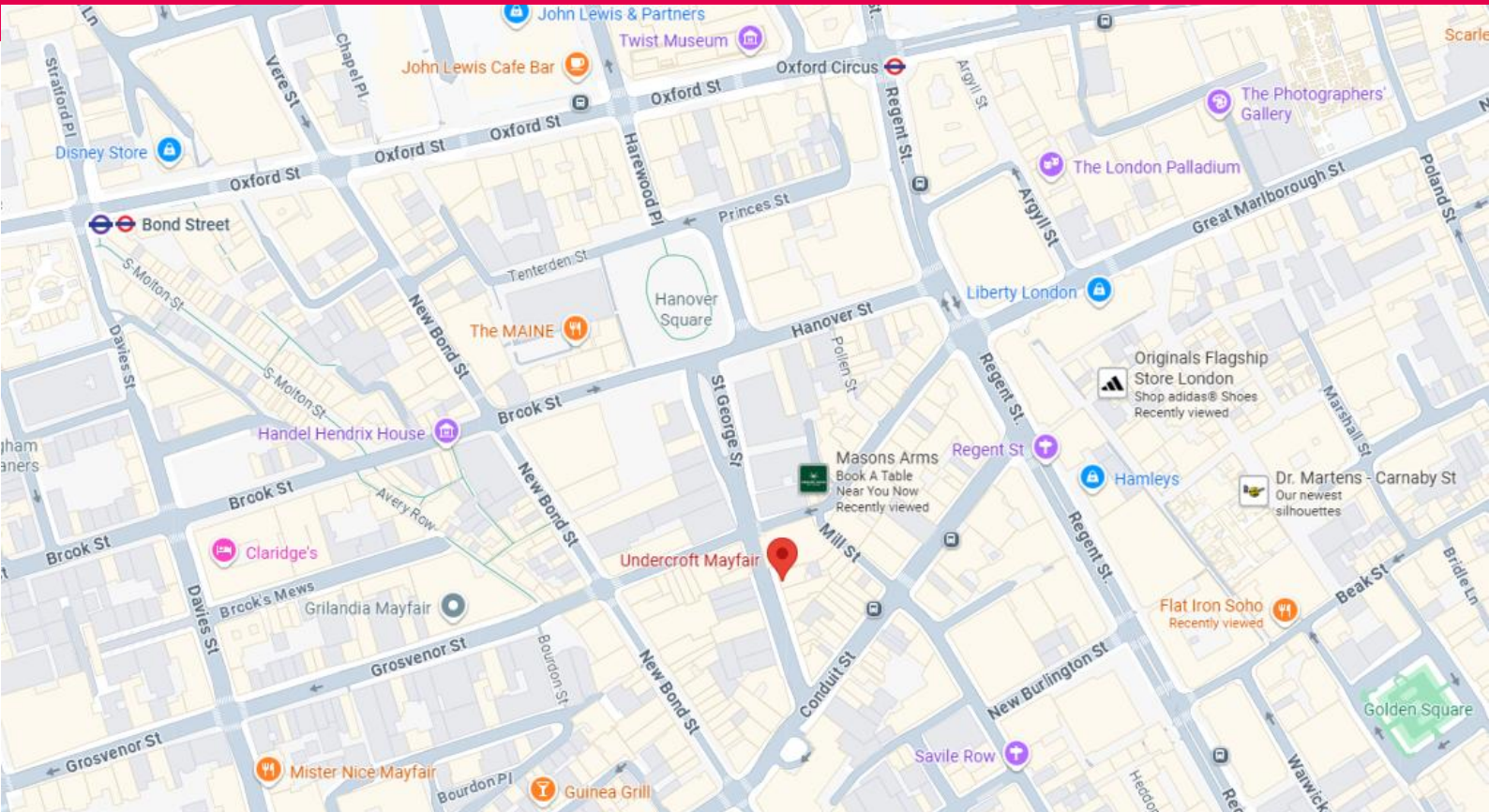
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FITTED RESTAURANT AVAILABLE – MAYFAIR, W1

3,300 SQ FT VENUE – LICENCE TO OCCUPY



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