



Mayfair - Fitted Restaurant/Bar Available - 6,864 sq ft
Triple Frontage with Outside Seating Potential

Location

Positioned in the North East corner of Mayfair, Pollen Street is on the doorstep of Regent Street, New Bond Street and Hanover Square.

The property is moments from the bustle of Soho and Carnaby and Oxford Circus Underground station.

The area is the location of choice for global office headquarters, world class high end Fashion brands and the best national and international hospitality operations.

Pollen Street is an attractive pedestrian thoroughfare linking Maddox Street to the south and Hanover Street to the north.

Hospitality operators in the immediate vicinity include Sketch, Goodman, Humo, The Maine, Sartoria, and The Mandarin Oriental.



Description

The premises are fully fitted and the ground floor provides in excess of 100 covers along with additional bar space and fitted kitchens with extraction. At basement level there are fully fitted kitchens, customer toilets, a private dining room and ancillary storage.

No 8-10	Ground - Sales	2,483 sq ft	231 sq m
No 11	Ground - Sales	1,527 sq ft	120 sq m
Total	Ground	4,010sq ft	373 sq m
No 8-10	Basement - Sales	831 sq ft	77 sq m
No 8-10	Basement - Ancillary	2,023 sq ft	188 sq m
Total	Basement	2,854 sq ft	264 sq m
Total	Overall	6,864 sq ft	637 sq m

NB: The floor areas set out are approximate and for guidance purposes only and no reliance should be placed on them when making any offer to lease either expressly or impliedly and for the avoidance of doubt Davis Coffe Lyons and AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.





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Tenure

Sub lease of No's 8-10 Pollen Street.

New lease of No 11 Pollen Street

The sub-lease of No.'s 8-10 Pollen Street will mirror the existing head lease in all respects, expiring in December 2032 (potential for a new, longer lease). No.11 Pollen Street will be a new lease, terms to be agreed.

New lease proposals for each of the demises will be considered.

Rent

The current passing rent on 8-10 Pollen Street is £346,000 per annum exclusive. The notional passing rent on 11 Pollen street is £162,000 per annum.

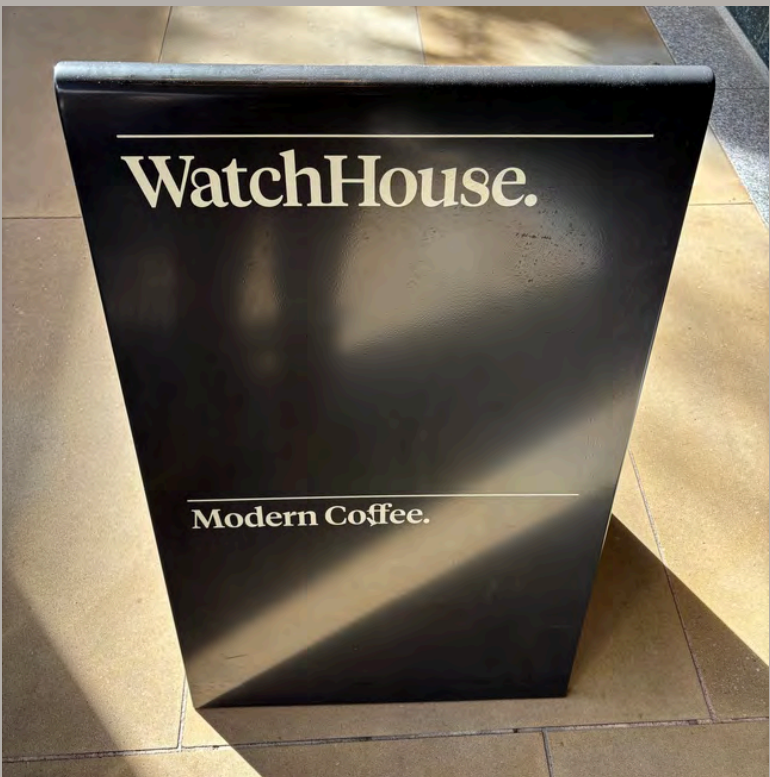
Offers on new lease terms at or in excess of the combined “passing” rent will be considered.

Rating

The property is listed as a restaurant and premises and has a rateable value of £277,500 W.E.F April 2023. N.B. To be clarified if this includes office accommodation, which is excluded from the letting. An EPC has been commissioned and can be arranged on request.

Premises Licence

There is a premises licence allows in place for the sale of alcohol between the hours of 10:00am and midnight Monday to Thursday; until 12:30am Friday and Saturday and noon until midnight on Sunday.



Viewings

Viewings strictly by prior appointment only with Joint agents
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