



12 North Row, London, W1K 7DF

Location

The premises are located on the corner of New Row and Dunraven Place in Mayfair. The area is just south of Oxford Street close to Marble Arch and Park Lane. Selfridges, Roka, Mercarto Mayfair, Le Gavroche and numerous other dining institutions. There are also many hotels in the area including The Montcalm, The Churchill and The Dorchester. For a better understanding of the location please review [Google Street View](#).

Description

The premises occupy a corner building with an attractive period entrance and windows. Internally they are fitted to a high standard with c. 80 seated covers over ground, mezzanine and basement. There are fully fitted toilets and kitchens in the basement with a food lift to a food prep and plating kitchen on ground. There is a significant area of outside seating.

We understand the gross approximate areas to be as follows:

| | | |
|--------------|-----------------|--------------------|
| Ground | 84 sq m | 897 sq ft |
| Mezzanine | 18 sq m | 200 sq ft |
| Basement | 108 sq m | 1,163 sq ft |
| Total | 210 sq m | 2,260 sq ft |

Tenure

The premises are held of a 25 year lease from 27 May 2016, (expiring 27 May 2041) subject to five yearly rent reviews. The current rent is £125,000 per annum exclusive.

Rates

The Rateable Value is : £69,500

Premium

Premium offers are sought for the benefit of the lease, licence and fixtures and fittings in place.

Planning

The premises benefit from Suis Generis Class Use (A4).

Licensing

There is a premises licence in place allowing the sale of alcohol providing food is available at the following times.

| | |
|--------------------|---------------|
| Monday to Saturday | 10.00 - 00.00 |
| Sunday | 12.00 - 23.30 |

Further Details

An EPC has been commissioned and can be made available on 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 sole agent
Davis Coffey Lyons: dcl.co.uk

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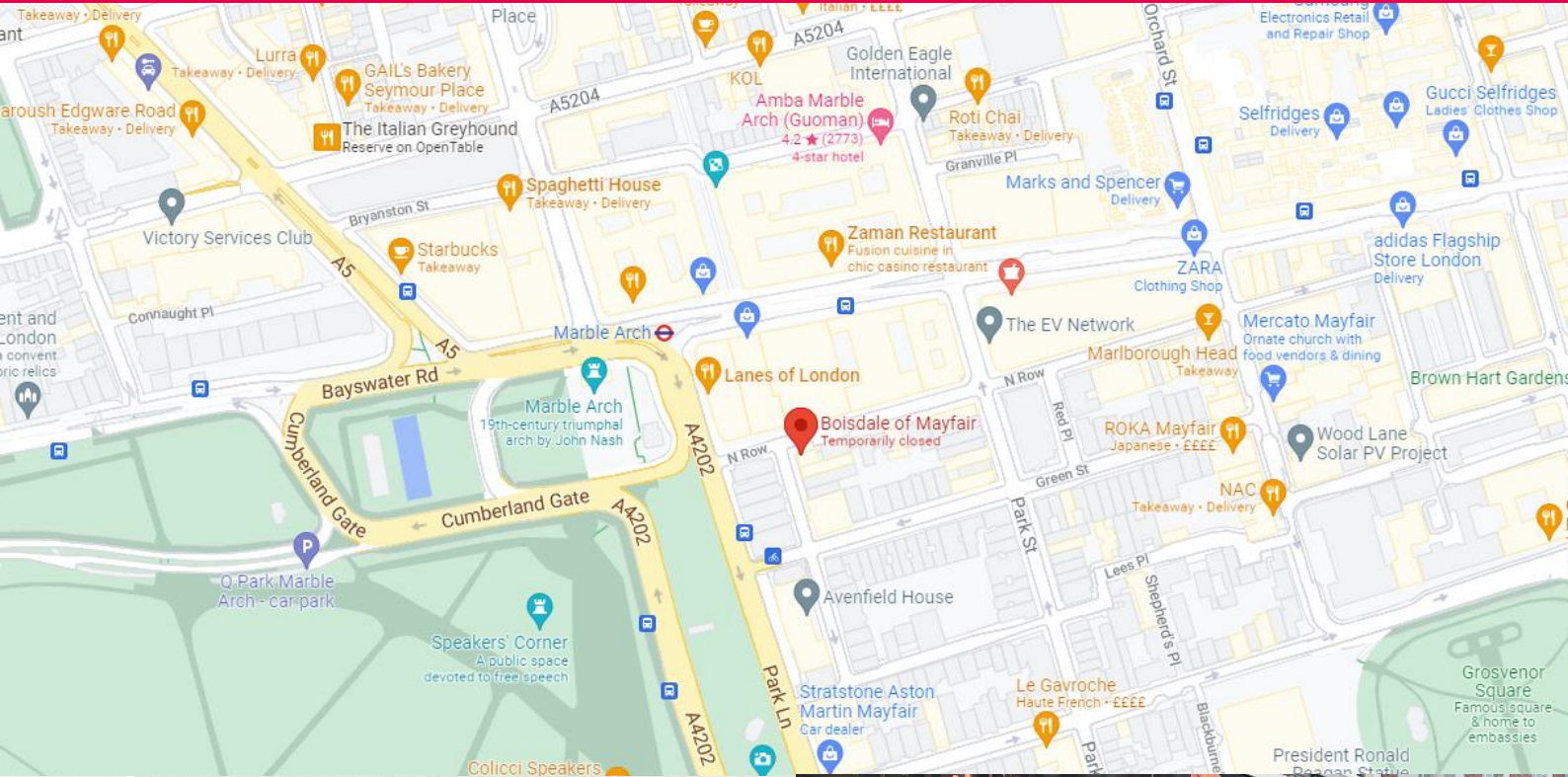
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CORNER BAR & RESTAURANT - LEASE FOR SALE

2,260 SQ FT WITH OUTSIDE SEATING - MAYFAIR, W1



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