



## 25-26 Dering Street London

- Mayfair retail unit to let
- Prominent shop with attractive façade
- 71 sq m ground, 100 sq m basement
- Whole building available

### Prime shop to let

#### Location

A unique opportunity to take space in a newly redeveloped building on a key link street between Oxford Street, Bond Street and Hanover Square's new Crossrail Station.

Dering Street is subject to proposals to accommodate the increase in footfall coming from Crossrail's opening in 2019, which include pedestrianisation, new road surfaces and street furniture, and the removal of the souvenir kiosk at the Oxford Street junction. These plans are currently under consultation

#### Description

The redevelopment of this building has recently completed; the ground floor and basement are in clean shell condition, with upper floors fitted out as offices, but suitable for a variety of uses, subject to planning. Consent is in place for A1 retail over ground, basement and first floors, with B1 offices above.

#### Tenure

The property is available by way of a new 10 or 15 year lease within the Landlord & Tenant Act.

#### Accommodation

Approximate net internal areas:

Ground Floor	766 sq ft	71 sq m
Basement	846 sq ft	79 sq m
Basement Vaults	224 sq ft	21 sq m
First Floor	778 sq ft	72 sq m

**Total: 2,614 sq ft 243 sq m**

The remaining three upper floors will consist of a total 3,229 sq ft (300 sq m) of office accommodation. There is potential to convert some or all of these floors to retail, which could provide a single self-contained building to suit an occupier, and increase net floor space at ground floor.

A flagpole is available.

#### Rent

Ground & Basement	£155,000 per annum
Ground, Basement & First	£205,000 per annum
First Floor Showroom	£50,000 per annum
Entire Building	£430,000 per annum

#### Business Rates

Business rates are to be reassessed following completion of redevelopment.

#### Incentives

Incentives available subject to status

#### Viewing

Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs:

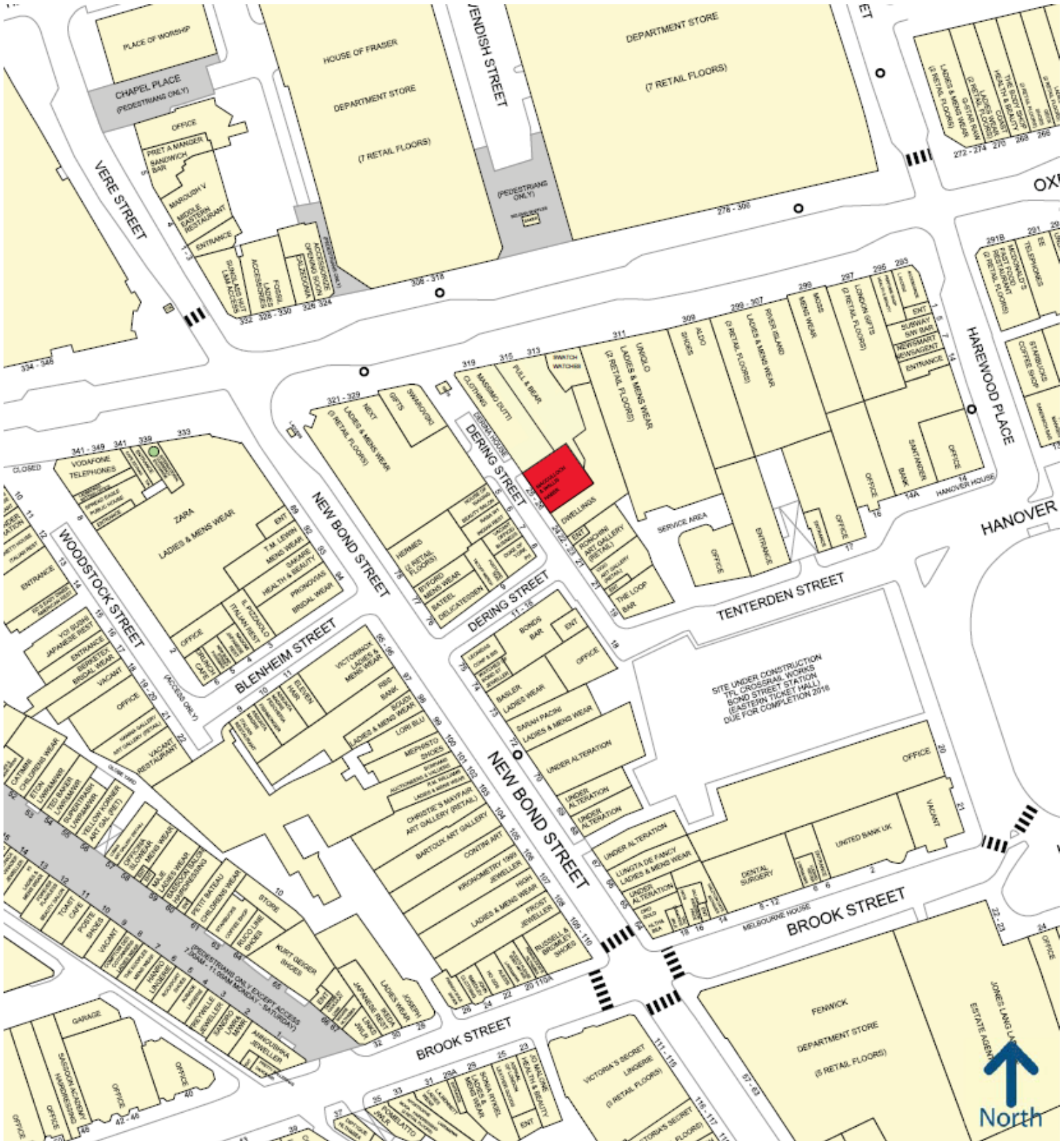
#### Subject to contract

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