

## LONDON, W1

### 35A DOVER STREET



#### Location

35A Dover Street offers an unrivalled opportunity for a retailer to take premises in one of London's premier luxury destinations.

The subject property occupies a prime position on the west side of Dover Street.

The unit is adjacent to Victoria Beckham, with other nearby retailers including Christian Louboutin, Wolf & Badger, Acne, Rossi & Rossi and Browns Hotel.

#### Accommodation

The unit is comprised of two floors, providing the following approximate floor areas: -

Ground Floor:	52.03 sq m	560 sq ft
Basement:	68.10 sq m	733 sq ft
<b>Total</b>	<b>120.13 sq m</b>	<b>1,293 sq ft</b>

(Interested parties are advised to verify these areas on site by prior appointment).

#### Tenure

The property is held by way of an existing lease which expires 30th January 2022. The lease is held Inside the L&T Act 1954.

#### Rent

The current passing rent is £120,000 per annum exclusive.

#### Premium

Premium offers are invited.

#### Rates

Rates Payable (18/19) £47,599

(Interested parties are advised to make their own enquiries).

#### Viewing

For more information please contact:

#### David Harper

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#### James Bradstreet

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#### Subject to Contract



50 metres

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