

FITTED LICENSED A3 UNIT FOR SALE – APPROX 1,010 FT² (94 M²)

CONFIDENTIAL DISPOSAL – STAFF UNAWARE



MAYFAIR, LONDON, W1S

LOCATION The property is located in Mayfair amongst many well known corporate and independent operators.

DESCRIPTION The demise is currently fitted as a café with a large service counter and approximately 30 seated covers internally and up to 20 externally. The counter is typical for this type of operation and its removal could make way for 10-20 extra seated covers. The basement houses stores, the kitchen and customer WCs whilst the approximate GIA measurements are:

Basement	500 ft ² / 46.45 m ²
Ground	510 ft ² / 47.38 m ²
Total	1,010 ft² / 93.83 m²

N.B. We have not formally measured the premises and interested parties should satisfy themselves on the floor areas. Floor plans are available upon request.

PREMISES LICENCE We are advised that the property has the benefit of a premises licence that allows the sale of alcohol on or off the premises between the hours of 10:00 to 00:00 Monday to Saturday and 12:00 to 23:30 on Sunday.

BUSINESS RATES The VOA website advises that the current rateable Value is £48,500 which at 49.1 p in the £ gives rises to rates payable of approximately £16,500 (excluding any relief or supplements) for 2019/2020.

TENURE & PRICE The property is available on a new lease to be contracted outside the security of the Landlord & Tenant Act, with regular rent reviews and at a commencing rent of £70,000 per annum exclusive. Our clients are seeking premium offers of **£450,000**, subject to contract for the benefit of their premises licence, leasehold interest and trade fixtures and fittings.

HOLDING DEPOSIT A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the Selsian client account. Further details upon application.

PLEASE NOTE All figures quoted are exclusive of VAT which could be chargeable on the rent, rent deposit and premium / price, no services or equipment have been tested, no trade is sold or warranted, an EPC is available upon request, possession will be granted only upon completion of the legal formalities and each party is to bear their own legal costs.

For further information contact Stephen Bagatti on steve@selsian.com / 07594 097 078

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