

FORMER TAILORS/FITTED | MEZANINE LEVEL OFFICE | 349 sq ft



### Location

The property is situated in a prominent location on the southern corner of Sackville Street and Piccadilly. Located in the heart of the West End in Mayfair with all the amenities of this sought-after area within close proximity such as Jermyn Street, Savile Row and Old Bond Street. As are the famous landmarks of Piccadilly including the Royal Academy, Fortnum and Masons & the Ritz. Piccadilly Circus (Piccadilly and Bakerloo) and Green Park (Piccadilly, Victoria and Jubilee) tube stations are within a short walking distance.

### Description

This Mezzanine level office has been used as a tailors for decades. It was recently refitted and decorated with bespoke tailors table, hanging areas, cloth storage and changing room as well as a small kitchenette. It also has a lift and a large feature window with good natural light. It provides a turnkey opportunity for a tailor or seamstress. The reception was recently refurbished. The building has fibre. The building features the oldest Lloyds Bank on Piccadilly on the ground floor. The building has a modern lift & a brilliant, friendly commissionaire. Many famous Museums, Galleries, Clubs, restaurants and shops are within a moments stroll.


### Floor Areas

Floor	sq ft	sq m
Part Mezzanine Floor (overlooking Sackville Street)	349	32.5
<b>TOTAL (approx.)</b>	<b>349</b>	<b>32.5</b>
Measurement in terms of NIA		


### Mayfair

Named after the annual May Fair that took place in the area between 1686 and 1764, the area has always synonymous worldwide as the monopoly board's most expensive address and it remains a destination of choice for some of the world's wealthiest individuals, investors and occupiers with good reason. Whether shopping at one of Saville Row's bespoke tailors, dining at Michelin star restaurants or working in an elegant converted Georgian townhouse, one cannot deny the prestige and glamour Mayfair has to offer.

Jason Hanley, Partner

 020 7025 1391

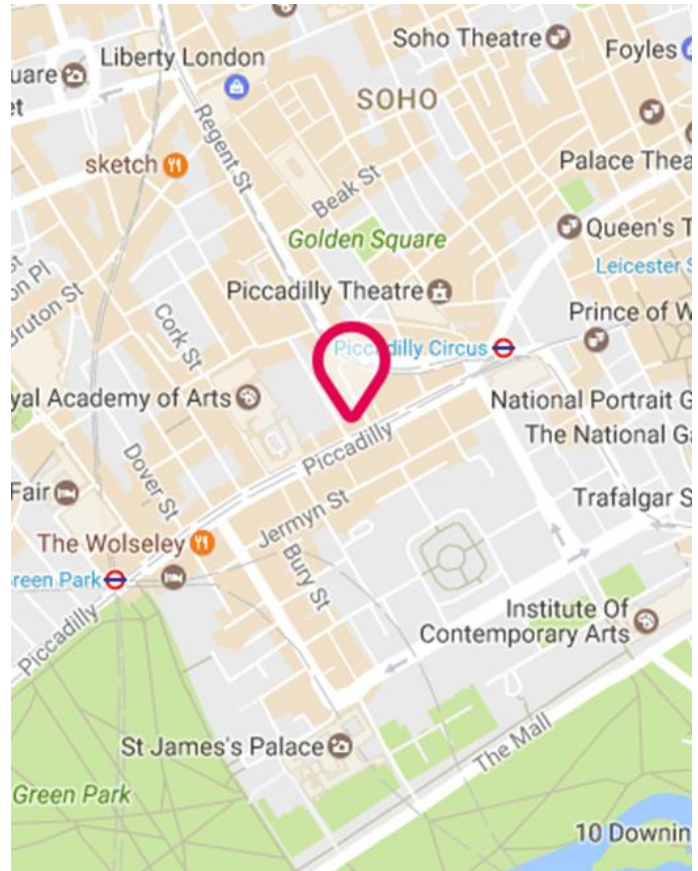
Rebecca Saxon, Associate Partner

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Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract February 2020

REDECORATED, VERY LOW COST MAYFAIR OFFICE | 1,525 sq ft



## Terms

Tenure:	Leasehold
Lease:	A new FRI Lease is available direct from the Landlord
Rent:	£25,000 per annum exclusive
Rates:	Estimated at c £30.75 psf pa (2019/20)
Service Charge:	Approximately £11.38 psf pax
EPC Rating:	Estimated D rating

## Amenities

- Comprehensively fitted as a Tailors
- Perimeter air conditioning
- 24-hour access
- Good natural light
- Friendly & professional Commissionaire
- Large modern passenger lift
- Plaster ceiling
- Great location near Piccadilly and Green Park Stations

Jason Hanley, Partner

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Subject to Contract September 2020