

SELF-CONTAINED, PERIOD BUILDING WITH THREE TERRACES & 2 ENTRANCES | 8,214 sq ft




Location

The property is on the West of Sackville Street in Mayfair near to Regent Street, Bond Street & Saville Row. Sackville runs from Vigo Street in the North to Piccadilly to the south. This prime pocket of Mayfair benefits from close proximity to all the upmarket local bars, shops, galleries, hotels and restaurants the area has to offer. Green Park underground (Jubilee, Piccadilly and Victoria lines) and Piccadilly underground (Piccadilly and Bakerloo lines) are within a very short walk of the property.

Description

A Grade II listed terraced house, built c 1732, of architectural merit, with a Georgian façade and 3 terraces/garden, to the rear. Articulated by Doric Pilasters with two entrances and a partial stucco facade. The property is in need of some cosmetic refurbishment however whilst the Landlord has such in hand the use may dictate the direction of such finishes, as such works are in abeyance. The property has A/C and a lift. There are two entrances. **Planning permission was recently granted for an extension to the rear. Also a potential planning change of use, to restaurant, was obtained. However an office, fashion company "Maison", would be the most preferred user.**

Jason Hanley, Partner

 07904 630 154

Sole Agents

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 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 April 2024

Floor Areas

Floor	sq ft	sq m	
3 rd Floor	1,468	136	
2 nd Floor	1,471	137	
1 st Floor	1,647	153	
Ground Floor	1,619	150	
Basement	2,009	187	
Vaults	TBC	TBC	
TOTAL (approx.)	8,214	763	Before extensions

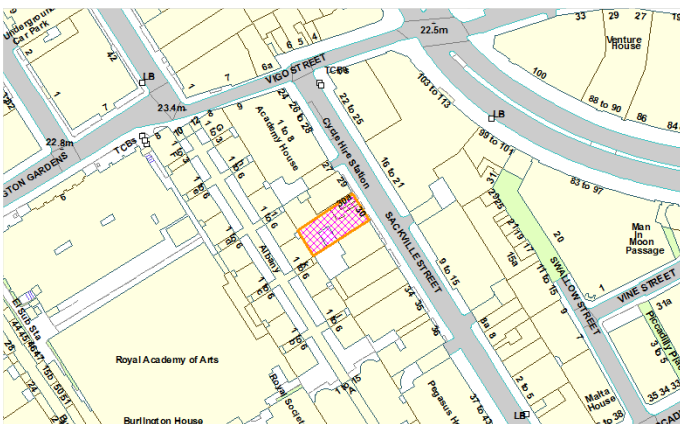
*Measurement in terms of *NIA

30 & 30a Sackville Street

Mayfair, London, W1S 3DY



SELF-CONTAINED, PERIOD BUILDING WITH 3 TERRACES & 2 ENTRANCES | 8,214 sq ft with ability to extend. CLUB / RESTAURANT opportunity.



Terms

Tenure:	15-25 year FR&I Lease sought (outside the L&T Act)
Lease:	A new FR&I lease direct from the Landlord
Rent:	£850,000 per annum exclusive
Rates:	Current 2023 RV £362,000 – Rates payable circa £23.48 psf pa
Service Charge:	No direct service charge is applicable being a self-contained building.
EPC Rating:	Presently a C with intentions of achieving B or above.

Amenities

- Period features – panelled rooms, corning, marble fireplaces, high ceilings, sash windows and wooden flooring etc.
- Terraces / garden
- Two entrances
- Prestigious Mayfair location
- Self-contained
- Lift
- A/C

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